

**ITEM NO. 01 (A-47)**

**1. Name of the subject/ project :**

**Sub: Imp./Upgradation of Talkatora Indoor Stadium.**

**SH : Construction of New Block and basement.**

**2. Name of the deptt./deptt. concerned :**

Civil Engg. Deptt., NDMC

**3. Brief History :**

For implementation of the Common Wealth Games scheduled to be held in Delhi in 2010 and accordingly 1st meeting of core group of officers was held on 20.10.04 in the Conference Room of Chief Secretary, Delhi, to select various competition & training venues. At the outset, Chief Secretary stated that final selections of the venues may take some time but all the department should prepare their action plan keeping in mind the venues which were used for the Asian Games, 1982 as these venues are in all probability going to be used for the Common Wealth Games with some modification and up-gradation. If any changes in the venues are made in subsequent stage, than portion of the action plan can be suitably modified.

Accordingly, Talkatora Indoor Stadium & Shivaji Stadium were selected the two venues likely to host events during the Common Wealth Games and as such, for proper renovation of the stadias, a rough cost estimate was prepared and the case was placed before the Council to accord approval to the proposal. Council vide its Reso no. 10 (A-9) dts. 22.07.05 approved the proposal for up-gradation of NDMC stadias as under:

“Council resolved and approved the up-gradation of two NDMC Stadia to the international level even if these are not used during Commonwealth Games from its own funds at a rough cost of Rs. 30.45 crores. In case, it is decided to use the stadiums for Commonwealth Games the requisite funds would come from Delhi Govt.”

The decision of the Council was accordingly intimated to Jt. Director (UD), Officer-in-Charge, Coordination Cell, Govt. of NCT of Delhi, Department of Urban Development for arrangement of requisite funds.

Considering the above & after having detailed discussions and deliberations held with Mr. Prasad, ADG (Tech.) SAI and with M/S EKS, an international consultant appointed by SAI for selection, submission of venue brief, technical parameters, examining the drawings as per requirement and make recommendations to Organising Committee, CWG on the games, selected to host Boxing a competition venue at Talkatora Indoor Stadium and a training venue Hockey Event at Shivaji Stadium. For this purpose, a need was felt for Improvement/Up-gradation of Talkatora Indoor Stadium in order to meet the requirement of C.W.G. Federation and as per the venue brief submitted by the International Consultant, M/S EKS, a new multi-storey block with the two basement for parking just adjacent to the existing Talkatora Indoor Stadium is to be constructed for which the tenders have been invited and has been processed.

As per the proposal where the construction of additional block is to come up, the existing structures like swimming pool, electric sub station, AC plant room, Service centre Fire pump house, Fire fighting tanks, underground water tank & other structure which are coming in the alignment of proposed new block are required to be demolished, survey report after having made, the case was placed before the Council in its last meeting held on 17.10.07 and stands approved by the Council.

#### **4.. Detailed proposal on the subject/project:**

M/S Raja Aederi Consultant Pvt. Ltd. has been appointed as an Architect consultant for the project of Talkatora Indoor Stadium and Shivaji Stadium, the details of which is appearing at **annexure 'A'**. (See **pages 16 - 17**)

The Architect Consultant submitted the detailed estimate alongwith the drawings as per the venue brief, presentation made before the Organising Committee and discussions held on the subject with the Traffic/Security/Delhi Fire Services. The concept/detailed proposal was subsequently approved by O.C, C.A. NDMC, DUAC and based on the same & in view of the Council's Approval dtd. 22.07.05, the detailed

estimate amounting to Rs. 34.80 crores was technically sanctioned and the NIT amounting to Rs. 28.18 crores was approved by the competent authority for Talkatora Indoor Stadium.

Initially, the tenders were invited with the last date of application, sale & receipt as 20.08.07, 24.08.07 & 27.08.07 respectively after giving wide publicity in four Metro Cities, newspapers as well as on NDMC website. Two tenders were sold as per the following details :

1. M/S Simplex Projects Ltd.
2. M/S Swadeshi Construction Co.

Based on the representation received from the above firms that due to shortage of time and they have to visit the site as well needs to collect the datas from the different sources from submission of competitive offers requested for extension of dates. After obtaining the approval, the dates were extended by making publication in the newspaper, NDMC website etc. and fixing the last date of application, sale & receipt as 31.08.07, 03.09.07 & 10.09.07 respectively. On the date of opening i.e. 10.09.07 only one tender of M/S Simplex Projects Ltd. was received and their technical bid was opened. Based on the recommendation of the Sub-Committee constituted for examining the technical bid of the firm and approval accorded, the financial bid was opened on 14.09.07 as per the following details :

Estt. Cost put to Tender: Rs. 28,17,56,320/-

<u>S.No.</u>	<u>Agency</u>	<u>% age quoted</u>	<u>Amount</u>
1.	M/S Simplex Projects Ltd.	96.67%	55,48,10,241.00

The justifications was prepared which works out i.e. overall percentage of tendered cost over justified cost of tender as 17.32% above. Negotiations were conducted on 8.10.07 in the chamber of E-In-C wherein interalia E-In-C categorically brought out certain absurd rates quoted by the firm and persuaded to reduce to the extent possible and was requested to confirm in writing. After great persuasion, the firm requested to consider various aspects of having no clause of 10CC, Vat to be considered as statutory expenses and contractors profit as 15% and further, as a gesture of goodwill and to be part of the Common Wealth Games, offered a rebate of 4.5% on their tendered amount.

Considering the above facts, N.S.C.after having considered the above parameters, recommended to consider to award the work to the first lowest, under CPWD Manual clause 18.12.1. E-IN-C after making recommendations sent the file to the Finance for consideration and concurrence in the proposal.

#### **5. Financial implications of the proposed project/subject:**

The anticipated total financial implications for the complete project i/c Renovation/ add./alteration of the existing stadia shall be Rs. 104.01 crores, as per the details given and placed as **annexure-B (See pages 18 - 20)**. However, for the above work, the total financial implication is 52.98 crores.

There is a budget provision of Rs. 7.2 crores exists under the Head of A/C C.7.5 (ii) during the year 2007-08.

#### **6. Implementation schedule :**

Time of Completion of work : 18 months

#### **7. Comments of the Finance Deptt. on the subject:**

1. In response to call of tenders, only one firm has offered their rates at **96.67% above** the estimated cost. Justification as submitted by the Consultant and checked by Executives is at **62.60% above** the estimated cost. Department has worked out the difference of tendered cost over justified cost at **17.32% above** (flag 'B'). Negotiation was conducted with the single tenderer (it is recorded at P-66/N that the decision for conducting negotiation was taken by the Chairperson but relevant file containing the said decision is not on record). During negotiations, the agency concerned expressed its inability to reduce rates stating mainly that in the NIT, there is no provision for reimbursement for increase in cost of labour and material to be used in work and he has accordingly loaded his offer with reference to general trend of increase as observed in the past. Payment of VAT and contractor's profit were also the added points of the agency for not reducing the quoted rates. Subsequently, the contractor has offered the rebate of 4.5% on tendered amount. In addition, department has considered 3.17% on account of VAT, making a total of 7.67%. After subtracting this rebate plus VAT element i.e. 7.67% from the difference between justified rates and quoted rates i.e. 17.32% as worked out by department, net value comes to 9.65% above the justified cost.

On going through the justification statement, it is noted that department has worked out the quoted rates higher than the justified rates by 17.32% above. But the quoted rates on the basis of Rs. 55,41,24,241 (quoted rate) – Rs.45,81,35,776 (justified rate) divided by justified rate comes at 20.9519...% above instead of 17.32% as worked by the department. (Rs.45,81,35,776 +20.9519%=Rs.55.41 crores). Case therefore needs to be settled in the light of quoted rate at 20.95% above the justified rate.

Regarding VAT on material to be used in the work, the same has been considered in the analysis of rates prepared for working out the justified rates. The agency concerned is perhaps talking about tax (VAT) on Works Contract deducted at source on all Work Contracts on total cost of project including labour element. The VAT is payable on taxable turnover which is total consideration for the contract (paid or payable minus charges towards labour, services and other like charges). The firm after filing return claims refund to the extent as stated. As the turnover which is total consideration for the contract (paid or payable minus charges towards labour, services and other like charges). The firm after filing return claims refund to the extent as stated. As the element of VAT is indeterminate, consideration on this count in the justification does not appear reasonable. No weightage on account of VAT has been given in similar other cases in the past while framing justification. Such like indeterminate element should be taken care of in the variation on plus side, which is maximum 10% in terms of Para 18.12.1 of CPWD Works Manual. The quoted rate on exclusion of element of VAT & taking into account of rebate of 4.5% offered by the firm comes at 15.51% higher than the justified rates, which is more than 10% limit permissible under Para 18.12.1 of CPWD Works Manual. Justifying the need of considering this single offer at rates, which are higher than the permissible limit of 10% & brining on record the trend of rates for similar type of works in the recent past, the matter may be noted to the Empowered Committee for consideration & decision.

2. It has been recorded that administrative approval and expenditure sanction for this work was accorded by the Council vide its Resolution NO. 10(A-9) dated 22.07.05 for both Talkatora and Shivaji Stadium for Rs. 30.45 crore. This position is not factually correct. Copy of Resolution as referred to, (which is placed at flag 'A') contains approval of the Council for a rough cost estimate of Rs. 30.45 crore for up-gradation of two NDMC stadia i.e. at Shivaji Stadium and Talkatora Indoor Stadium. No estimate for up-gradation of stadium in question has been processed for A/A & E/S of the Council. The file had not come for concurrence of estimate to Finance. As such, laid down procedure regarding A/A & E/S of the estimate was not followed in this case.

3. The stadia are to be used for Commonwealth Games. As such the requisite funds should come from Government for which action, if already not taken, should be initiated.

4. Permission from Ministry of Forest for cutting of trees and also NOC from Fire Department are still awaited. It needs to be ensured that all approvals necessary for taking up the work in question are obtained before award of work.

5. Project Teams have been constituted for undertaking the Projects specified in Office Order dated 21.10.2005. As per the said order, for stadia Dy.F.A. –III is the Finance Member of the Project Team. The case in question has not been got examined from Member-Finance at any stage.

6. For Pre & post-administrative planning/execution of works, which come under Fast Track Projects, procedure was notified vide Officer Order dated 26.12.2005. As per the said O.O. Preliminary Estimate for the project was required to be got cleared from Council after clearance from Empowered Committee. No such course of action was taken. NIT was required to be approved by Empowered Committee. Record reveals that NIT was approved at E-in-C at P.46/N without noting the same to Empowered Committee.

7. Tendered amount in respect of item No. 101 of Civil Work has not been properly computed in total tendered cost as reflected in comparative statement. This will change the amount of tendered value as well as percentage thereof. This needs to be re-visited and corrected.

8. Above observations of Finance Department may be put up before Empowered Committee and the Council for considered decision.

**8. Comments of the Department on comments of Finance Deptt.**

It is clarified as under :

S. No.	OBSERVATION	CLARIFICATION
1.	In response to call of tenders, only one firm has offered their rates at <b>96.67% above</b> the estimated cost. Justification as submitted by the Consultant and checked by Executives is at <b>62.60% above</b> the estimated cost. Department has worked out the difference of tendered cost over justified cost at <b>17.32% above</b> (flat 'B'). Negotiation was conducted with the single tenderer (it is recorded at P.66/N that the decision for conducting negotiation was taken by the Chairperson buy relevant file containing the said decision is not on	Matter of records

record). During negotiations, the agency concerned expressed its inability to reduce rates stating mainly that in the NIT, there is no provision for reimbursement for increase in cost of labour and material to be used in work and he has accordingly loaded his offer with reference to general trend of increase as observed in the past. Payment of VAT and contractor's profit were also the added points of the agency for not reducing the quoted rates. Subsequently, the contractor has offered the rebate of 4.5% on tendered amount. In addition, department has considered 3.17% on account of VAT, making a total of 7.67%. After subtracting this rebate plus VAT element i.e. 7.67% from the difference between justified rates and quoted rates i.e. 17.32% as worked out by department, net value comes to 9.65% above the justified cost.

On going through the justification statement, it is noted that department has worked out the quoted rates higher than the justified rates by 17.32% above. But the quoted rates on the basis of Rs. 55,41,24,241 (quoted rate) – Rs.45,81,35,776 (justified rate) divided by justified rate comes at 20.9519...% above instead of 17.32% as worked by the department. (Rs.45,81,35,776 +20.9519%=Rs.55.41 crores). Case therefore needs to be settled in the light of quoted rate at **20.95% above** the justified rate.

	<p>Regarding VAT on material to be used in the work, the same has been considered in the analysis of rates prepared for working out the justified rates. The agency concerned is perhaps talking about tax (VAT) on Works Contract deducted at source on all Work Contracts on total cost of project including labour element. The VAT is payable on taxable turnover which is total consideration for the contract (paid or payable minus charges towards labour, services and other like charges). The firm after filing return claims refund to the extent as stated. As the element of VAT is indeterminate, consideration on this count in the justification does not appear reasonable. No weightage on account of VAT has been given in similar other cases in the past while framing justification. Such like indeterminate element should be taken care of in the variation on plus side, which is maximum 10% in terms of Para 18.12.1</p>	<p>Keeping in view the observations of finance the overall process of justification was relooked with regard variation of the conditions of NIT and their financial impact in working out justified rates.</p> <p>The details are as below.</p> <p>The justifications of rates has been revisited considering anticipated bare minimum escalation in cost of material as there is no escalation clause i.e. 10 CC exist in NIT and reduced time taken for completion of the project as per CPWD manual (Refer flag 'A'). With the revised justifications it works out to :</p> <p>Variation between overall tendered cost and revised justified cost <b>12.9153%</b></p> <p>Variation between overall tendered cost and revised justified cost <b>7.83414%</b> after considering a rebate of 4.5% on tendered cost. Variation between overall tendered cost and justified cost after considering 3.17% VAT comes out to <b>4.2916%</b>.</p> <p>This was considered based on the issues raised during negotiations by the firm.</p>
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	<p>of CPWD Works Manual. The quoted rate on exclusion of element of VAT &amp; taking into account of rebate of 4.5% offered by the firm comes at 15.51% higher than the justified rates, which is more than 10% limit permissible under Para 18.12.1 of CPWD Works Manual. Justifying the need of considering this single offer at rates, which are higher than the permissible limit of 10% &amp; bringing on record the trend of rates for similar type of works in the recent past, the matter may be noted to the Empowered Committee for consideration &amp; decision.</p>	<p>However as advised by the Finance that the element of VAT is indeterminate, consideration on this count in the justification does not appear reasonable. As such this has not been considered in the revised justifications. However, it is clarified that as per direction VAT @ 2% deducted at source at the time of payments to the agency on total work done. Further deduction Sales &amp; Taxes Department of Delhi based on return by agency. Therefore claim of agency of 3.17% VAT appears to be justified and fair.</p>
2.	<p>At 'x' on P.65/N, it has been recorded that administrative approval and expenditure sanction for this work was accorded by the Council vide its Resolution NO. 10(A-9) dated 22.07.05 for both Talkatora and Shivaji Stadium for Rs. 30.45 crore. This position is not factually correct. Copy of Resolution as referred to, (which is placed at flag 'A') contains approval of the Council for a rough cost estimate of Rs. 30.45 crore for up-gradation of two NDMC stadia i.e. at Shivaji Stadium and Talkatora Indoor Stadium. No estimate for up-gradation of stadium in question has been processed for A/A &amp; E/S of the Council. The file had not come for concurrence of estimate to Finance. As such, laid down procedure regarding A/A &amp; E/S of the estimate was not followed in this case.</p>	<p>The Resolution NO. 10(A-9) dated 22.07.05 is reproduced as under:-</p> <p>"Council resolved and approved the up-gradation of two NDMC Stadiums to the international level even if these are not used during Commonwealth Games from its own funds at a rough cost of Rs. 30.45 crores. In case, it is decided to use the stadiums for Commonwealth Games the requisite funds would come from Delhi Govt."</p> <p>Based on the above, the details were intimated to Delhi Govt. There has been change in the concept plan for utilization of the stadia depending upon the availability of the central arena which resulted in its finalization and ultimately the Talkatora Indoor Stadium was selected to host a competition venue for Boxing and accordingly the stadia has to be developed as per the CWG Federation and the venue brief submitted by M/S E.K.S, new building has to be constructed. The existing stadia is also to be renovated/ add./ alt. to be carried out to meet their requirement for which the</p>

		<p>estimates are still under process. The concept plan of Shivaji Stadium is yet to be finalized and approved by the OC, CWG. However the total estimated cost as projected by the consultant M/S Raja Aederi Consultants Pvt. Ltd., is Rs. 176 crores (84 T + 92 S). Delhi Govt. has been intimated the total rough cost as Rs. 150 crores. The A/A &amp; E/S shall be taken from the Council simultaneously keeping in view of the urgency for execution of the time bound project.</p>
3.	<p>The stadia are to be used for Commonwealth Games. As such the requisite funds should come from Government for which action, if already not taken, should be initiated.</p>	<p>Action has already been initiated as detailed in para-2 above.</p>
4.	<p>Permission from Ministry of Forest for cutting of trees and also NOC from Fire Department are still awaited. It needs to be ensured that all approvals necessary for taking up the work in question are obtained before award of work.</p>	<p>The case is to be placed before the Hon' able Supreme Court shortly. The CEC has cleared the proposal.</p> <p>With regards to NOC from Fire Deptt., it is to intimate that the concept has been approved by the Fire Deptt. and only one calculation sheet on the functioning of the exhaust is to be provided by the Fire Consultant to Fire Deptt. The same shall be submitted in the next week.</p>
5.	<p>Project Teams have been constituted for undertaking the Projects specified in Office Order dated 21.10.2005. As per the said order, for stadia Dy.F.A. -III is the Finance Member of the Project Team. The case in</p>	<p>Being a time bound project, action has been taken to expedite the process to save time in order to meet the dead line.</p>

	question has not been got examined from Member-Finance at any stage.	
6.	For Pre & post-administrative planning/execution of works, which come under Fast Track Projects, procedure was notified vide Officer Order dated 26.12.2005. As per the said O.O. Preliminary Estimate for the project was required to be got cleared from Council after clearance from Empowered Committee. No such course of action was taken. NIT was required to be approved by Empowered Committee. Record reveals that NIT was approved at E-in-C at P.46/N without noting the same to Empowered Committee.	The clarifications has been submitted in para- 2 above. The detailed estimate has been checked technically and approved as per the laid down principle. NIT being a pure technical matter, as such got approved from E-in-C.
7.	Tendered amount in respect of item No. 101 of Civil Work has not been properly computed in total tendered cost as reflected in comparative statement. This will change the amount of tendered value as well as percentage thereof. This needs to be re-visited and corrected.	Necessary corrections have been incorporated while revisiting the justifications and the details has been submitted in para-1.
8.	Above observations of Finance Department may be put up before Empowered Committee and the Council for considered decision.	This is being complied.

Considering the importance and a time bound project, there is a need to place the case before the Empowered Committee as suggested by the finance before the same is placed in the Council for consideration and decision. The following are the issues to be placed before the Empowered Committee.

1. Scrutiny Note of Finance and clarification submitted on the tender invited for Imp./upgradation of Talkatora Indoor Stadium. SH : Construction of new block and basement.
2. To accord A/A & E/S for the above work, in view of the Council Reso. No. 10 (A-9) dtd. 22.07.05.
3. The Consultancy fee to be paid to the Architect Consultant, M/S Raja Aederi Consultant Pvt. Ltd. in view of the increase in the scope of work as per the requirement of M/S EKS for both stadias i.e. Talkatora Indoor Stadium & Shivaji Stadium.

#### **9. Empowered Committee Meeting :**

As advised by the finance, the case was placed before the Empowered Committee in its meeting held on 18.10.07 as per the following agenda items placed at **Annexure 'C' (See pages 21 - 41 )** alongwith revised justification statement :

1. Tender for the work of Construction of new block & basement Related to Imp./upgradation of Talkatora Indoor Stadium.
2. To accord A/A & E/S to the above work.
3. Payment to Architect Consultant – Consultancy Fee
4. Letter from M/S Simplex Projects Ltd.

#### **10. Legal Implication of the project:**

NIL

#### **11. Details of previous Council Resolutions, existing law of Parliament and Assembly on the Subject:**

Reso no. 10 (A-9) dts. 22.07.05 approved the proposal for up-gradation of NDMC stadias as under:

“Council resolved and approved the up-gradation of two NDMC Stadiums to the international level even if these are not used during Commonwealth Games from its own funds at a rough cost of Rs. 30.45 crores. In case, it is decided to use the stadiums for Commonwealth Games the requisite funds would come from Delhi Govt.”

## **12. Comments of the Law Department on the subject/Project**

Does not involve any law points. Law Deptt. has no objection to the proposal.

## **13.. Comments of the Department on the comments of Law Deptt.**

No comments .

## **14. Presentation before Empowered Committee :**

All the items as contained in the Agenda Note was discussed and deliberated in depth considering the various options but keeping in view of the time frame and urgency of the project i/c the revised justification prepared and forward for consideration. Parawise decision taken in the matter is detailed as under:

### **1. Scrutiny Note of Finance and clarification submitted on the tender**

**invited for Imp./upgradation of Talkatora Indoor Stadium.**

**SH : Construction of new block and basement.**

The revised justification statement based on the escalation cost due to cement & steel, building material as per Delhi Govt. rates and time of completion of the project, the details as has been worked out is given as under :

1.	Estimated cost put to tender	281756320.00
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2. Tendered cost as per lowest bidder 554810241.00

3. Justified cost worked out earlier 'A' 458135776.00

Add 7% tentative (bare min.) increase in cost 24052128.00

of material i.e. 75% justified cost (refer details  
attached at annexure-1

$0.75 (458135776) \times 7/100$

Add 2% on justified cost of marked 'A' for 9162716.00

reduced time taken for completion of the project  
in view of CWG requirement whereas as per CPWD  
manual, besides incurring expenditure on electricity,  
barricading, extra cost of labour due to over time etc.  
(refer details attached annexure-2

4. **Total justified amount 491350620.00**

5. Variation between overall tendered cost and revised justified cost

$\frac{554810241.00 - 491350620.00}{491350620.00} \times 100$  **12.9153%**

491350620.00

The agency has given a rebate of 4.5% on their tendered cost

$554810241.00 - 4.5\%$  **529843780.00**

6. Variation between overall revised tendered cost and revised justified cost

$$\frac{529843780.00 - 491350620.00}{491350620.00} \times 100 = \mathbf{7.83415\%}$$

7. Variation between overall revised tendered cost and revised justified cost if VAT @3.17% is considered.

$$\frac{529843780.00 - 508040699.00}{508040699.00} \times 100 = \mathbf{4.2916\%}$$

The above issue was deliberated at length and emerged to consider the above justification due to the following impediments:

1. The tender does not have any escalation clause, it is appropriate that the elements of anticipated escalation cost of materials/labour be accounted for calculating justified rates as the element of escalation can not be absorbed in the usual contractors profit, as the period of contract is 18 months. The revised justified cost as has been worked out on the basis of analyzed market rates for materials and labour as on date and in addition anticipated escalation worked out on the bases of cost indices rise in the previous year appears to be justified.
2. The work is of urgent and a time bound project as the Common Wealth Games are scheduled to be held in 2010 and has to be completed by 2009. World Boxing champion is likely to be held in end of 2009 and it has been desired by the O.C. that the deptt. should ensure completion of the whole project by that time, so that a trial run can also be held before organising C.W.Games.
3. Sh. Uday Bhatt of M/S Raja Aederi Consultant Pvt. Ltd., an Architect Consultant of the project explained that number of projects are on way/likely to start i/c in N.C.R. and there is a probability of getting even higher rates in future besides loss of precious time and as such, deptt. must resolve the issue and immediate construction activity be taken up in hand.
4. Considering the above issue and its impact on the Common Wealth Games project and a mandatory requirement to complete the project in time and considering the following:

- a. Variation between overall tendered cost and revised justified cost

$$\frac{554810241.00 - 491350620.00}{491350620.00} \times 100 = 12.9153\%$$

The agency has given a rebate of 4.5% on their tendered cost

$$554810241.00 - 4.5\% = 529843780.00$$

b. Variation between overall revised tendered cost and revised justified cost

$$\frac{529843780.00 - 491350620.00}{491350620.00} \times 100 = 7.83415\%$$

**2. To accord A/A & E/S to the above work :**

Council vide Reso no. 10 (A-9) dts. 22.07.05 approved the proposal for up-gradation of NDMC stadias and the Council's decision is reproduced as under:

"Council resolved and approved the up-gradation of two NDMC Stadiums to the international level even if these are not used during Commonwealth Games from its own funds at a rough cost of Rs. 30.45 crores. In case, it is decided to use the stadiums for Commonwealth Games the requisite funds would come from Delhi Govt."

This was intimated to Jt. Director (UD), Officer-in-Charge, Coordination Cell, Govt. of NCT of Delhi, Department of Urban Development.

Since there has been change in the concept plan for utilization of the stadia depending upon the availability of the central arena which resulted in its finalization and ultimately the Talkatora Indoor Stadium was selected to host a competition venue for Boxing and accordingly the stadia has to be



developed as per the Venue brief provided by M/S EKS and approved by O.C./CWG Federation a new multy storey building with two basement has to be constructed. The existing stadia needs to be renovated/ add./ alt. is to be carried out to meet their requirement for which the estimates are still under process. The concept plan of Shivaji Stadium is yet to be approved by the OC, CWG. However the total estimated cost as projected by the consultant M/s Raja Aederi Consultants Pvt. Ltd., is Rs. 204 crores (104 T + 100 S). Delhi Govt. has been intimated the total rough cost as Rs. 150 crores. The A/A & E/S shall be taken from the Council simultaneously keeping in view of the urgency for execution of the time bound project and as such it is necessary to accord A/A & E/S to the proposal.

**3. Payment to Architect Consultant – Consultancy Fee :**

a. Imp./upgradation of Talkatora Indoor Stadium.

Considering the scope of work which was prevailing by placing the case before the Council in July, 05 the cost of project as 15 crores and on the basis of which the tenders were invited for the appointment of Architect Consultant, M/S Raja Aederi Consultant Pvt. Ltd. were appointed with their consultancy fee as 3.25% of the project cost/lumsum amount as Rs. 50 lacs.

After having detailed discussions with the Organising Committee of CWG – 2010 & M/S EKS has deliberated this issue at a greater length and the stadia has to be developed as per their venue brief and project report/compliance report made. On this basis, a new multystorey high rise building consisting of five storey with two basement is required to be constructed, whose tenders have already been received with a tentative cost around Rs. 60 crores. Besides, other works have been carried out in the existing stadia along with land scaping and other external developmental works are required for completion of the whole project. The details of broad features in terms of the work are given as under:

1. Renovation. Imp./upgradation of the existing Talkatora Indoor Stadium – Rs. 24.00 Cores
  
2. New five Storey building with two basements -  
Rs 60.00 crores

Based on the discussion held in the Empowered Committee and as suggested by F.A., The Architect Consultant M/S Raja Aederi Consultant Pvt. Ltd. submitted their proposal for remuneration of the

consultancy services @ 3% of the estimated cost of the balance project i.e. 78 crores as against 3.25%. The Consultancy Fee already stands approved i.e. 3.25% of the project cost (15 crores)/ lumsun Rs. 50 lacs shall remain the same for the renovation of the existing stadias and other related works. It has further being intimated that the other connected works like landscaping and external works, it will be at no extra cost.

b. Imp./upgradation of Shivaji Stadium.

Considering the scope of work which was prevailing by placing the case before the Council in July, 05 the cost of project as 15 crores and on the basis of which the tenders were invited for the appointment of Architect Consultant, M/S Raja Aederi Consultant Pvt. Ltd. were appointed with their consultancy fee as 3.15% of the project cost/lumsun amount as Rs. 50 lacs.

After having detailed discussions with the Organising Committee of CWG – 2010 & M/S EKS has deliberated this issue at a greater length and the stadia has to be developed as per their venue brief and project report/compliance report made. On this basis, a new multystorey high rise building consisting of five storey with two basement is required to be constructed with a tentative cost of Rs. 70 crores. Besides, other works have been carried out in the existing stadia along with land scaping and other external developmental works are required for completion of the whole project. The details of broad features in terms of the work are given as under:

1. Renovation. Imp./upgradation of the existing Shivaji Stadium  
– Rs. 22.00 Cores
  
2. New five Storey building with two basements -  
Rs 70.00 crores

Based on the discussion held in the Empowered Committee and as suggested by F.A., The Architect Consultant M/S Raja Aederi Consultant Pvt. Ltd. submitted their proposal for remuneration of the consultancy services @ 3% of the estimated cost of the balance project i.e. 70 crores as against 3.15%. The Consultancy Fee already stands approved i.e. 3.15% of the project cost (15 crores)/lumsun Rs. 50 lacs shall remain the same for the renovation of the existing stadias and other related works. It has

further being intimated that the other connected works like landscaping and external works, it will be at no extra cost.

**15. Recommendation of Empowered Committee**

**1. Imp./upgradation of Talkatora Indoor Stadium.**

**SH : Construction of new block and basement.**

The Empowered Committee recommends to award the work to M/S Simplex Project Ltd. (Single Tenderer) at their total negotiated tendered amount of Rs.529843780.00 which is 7.83415% above the justified cost and further recommends to place the case before the Council for consideration/approval or otherwise.

**2. To accord A/A & E/S to the above work:**

The Empowered Committee recommends to place the case before the Council for consideration and to accord A/A & E/S to the whole project of stadias to enable the Deptt to place order for award of work as against the council vide Reso No. 10(A-9) dt. 22.07.05 approved the proposal for up-gradation of NDMC stadias. Some of the detailed estimate shall be/ is being processed by the deptt., which will be placed before the Council at the time of award of work from time to time. The approximate cost of project is as under:

- a. Imp./upgradation of Talkatora Indoor Stadium – 104.01 crores
- b. Imp./upgradation of Shivaji Stadium - 100.00 crores

**3. Payment to Architect Consultant – Consultancy Fee :**

Considering the enhanced scope of work, the Empowered Committee recommends to place the case before the council for approval of the Consultancy Fees of the Architect Consultant, M/S Raja Aederi Consultant Pvt. Ltd. as under:

a. Imp./upgradation of Talkatora Indoor Stadium.

3% of the estimated cost of Rs. 78 crores or the actual cost whichever is less, with a capping fee of lumpsum amount as Rs. 2.25 crores.

This is in addition to the already awarded fee @ 3.25 %of the project cost (Rs. 15 crores)/ lumpsum amount of Rs. 50 lacs.

b. Imp./upgradation of Shivaji Stadium.

3% of the estimated cost of Rs. 70 crores or the actual cost whichever is less, with a capping fee of lumpsum amount as Rs. 2.00 crores.

This is in addition to the already awarded fee @ 3.15 %of the project cost (Rs. 15 crores)/ lumpsum amount of Rs. 50 lacs.

## **16. Recommendation of the Department**

The case is placed before the Council for approval or other wise for the following. It is further clarified that due procedure/CVC guidelines have been followed in the instant case.

1. To award the work to M/s Simplex Projects Ltd., (Single Tenderer) at their total negotiated tendered amount of Rs. 52,98,43,780.00 which is 7.83415% above the justified cost.
2. To accord A/A & E/S to the whole project of stadias to enable the Deptt to place order for award of work as against the council vide Reso No. 10(A-9) dt. 22.07.05 approved the proposal for upgradation of NDMC stadias. Some of the detailed estimate shall be/ is being processed by the deptt., which will be placed before the Council at the time of award of work from time to time for information. The approximate cost of project is as under:

- a. Imp./upgradation of Talkatora Indoor Stadium – 104.01 crores
- b. Imp./upgradation of Shivaji Stadium - 100.00 crores

3. Considering the enhanced scope of work, the Consultancy Fees of the Architect Consultant, M/S Raja Aederi Consultant Pvt. Ltd. may be approved as under:

- a. Imp./upgradation of Talkatora Indoor Stadium.

3% of the estimated cost of Rs. 78 crores or the actual cost whichever is less, with a capping fee of lumpsum amount as Rs. 2.25 crores.

This is in addition to the already awarded fee @ 3.25 %of the project cost (Rs. 15 crores)/ lumpsum amount of Rs. 50 lacs.

- b. Imp./upgradation of Shivaji Stadium.

3% of the estimated cost of Rs. 70 crores or the actual cost whichever is less, with a capping fee of lumpsum amount as Rs. 2.00 crores.

This is in addition to the already awarded fee @ 3.15 %of the project cost (Rs. 15 crores)/ lump sum amount of Rs. 50 lacs.

## **COUNCIL'S DECISION**

Resolved by the Council that approval is accorded to the recommendation of the department, as mentioned in serial no. 1 to 3 of para 16 of the preamble on the confirmation by the department that all CVC guidelines have been adhered to in this case.

Department may initiate action in anticipation of confirmation of minutes.

It was further decided that in future, where the estimated cost of the work is more than 1 crore, tender should be published at least in 2 national English dailies and 1 each in national Hindi & Urdu dailies.