

**ITEM NO. 05 (A-130)**

1. **Name of subject :- Construction of Multipurpose Gymnasium at Laxmi Bai Nagar, New Delhi**

2. **Name of Department: - Civil Engineering Department Zone - II.**

3. **Brief History of the Subject:-**

Establishment and maintenance of gymnasias is one of the functions of the Council. There is a demand from the several quarters of the society living in Laxmi Bai Nagar and adjoining area for the construction of multipurpose Gymnasium and Social Welfare Hall at Laxmi Bai Nagar. Resident Welfare Association of Laxmi Bai Nagar have also been desiring for the construction of Multipurpose Gymnasium at Laxmi Bai Nagar area as there is no such facilities available in this locality. Considering the above demand, it has been decided to construct Gymnasium and other facilities at Laxmi Bai Nagar adjacent to working Girl's Hostel, Laxmi Bai Nagar.

This is proposed on a vacant plot of land adjacent to working Girl's Hostel measuring 3284 square metre ( approx) which is in the possession of N.D.M.C.

4. **Detailed Proposal of the subject:-**

(a) The proposal comprises of two storied building along with the following provision/ specification :-

**On Ground Floor:-**

- (i) Two Gymnasium Rooms with Hard Wood flooring.
- (ii) Squash Room.
- (iii) Sauna & Spa for Ladies & Gents separately.
- (iv) Toilets for Ladies & Gents.
- (v) Provision of Office, Entrance Lobby, Reception, Lift upto First Floor & staircase with polished granite stone flooring.

**On First Floor:-**

- (i) Two Billiards Rooms with Hard Wood flooring.
- (ii) Table Tennis Room.
- (ii) Card/ Chess/ Carrom Room with Hard Wood Flooring.
- (iv) Toilets for Ladies & Gents.
- (v) Provision of Office, Lounge area with polished granite stone flooring along with lift and staircase with granite flooring

(b) RCC framed structure with provision of earth quake resistance.

The work comprises of the following

- (a) Civil work - Rs. 3,72,19,987.00
- (b) Electrical Work - Rs. 1,05,93,819.00
- (c) Fire Fighting - Rs. 8,00,000.00

**5. Financial implication of proposed subject:-**

On the basis of Architectural drawing, the preliminary estimate amounting to Rs. 5,00,72,200/- (Rupees five crore seventy two thousand two hundred only) prepared on the basis of PAR 2007 and DSR 2007 duly checked by planning has been concurred by Finance for Rs. 5,00,72,200/-

**6. Implementation schedule with time lines for each stage including internal processing:-**

Time of completion of the project is 15 months from the date of award.

**7. Comments of the Finance Department as the Subject :-**

It is observed that the estimate is based on the drawings issued by Architect Department. On whose initiation/requisition Architect Department has moved in issuing the drawings has not been brought on record. Concept drawings with respect to scope of work so envisaged in the said drawings ensuring adoption of standard norms/specifications need to be approved by Head of Engineering Department in consultation with requisitioning authority.

2. Two storey building having total plinth area as 1738.55 sq.meter is being proposed at an estimated cost of Rs. 5,00,72,200/- (Rs. 28,810/- per sq. meter). This cost is excluding the cost of land. The cost per sq. meter appears high, which need to be justified having regard to the fact that standard specifications should be adopted in construction of government buildings.

3. In two storey building, provision of lift has been taken. Normally, lift is provided in building having more than four storeys. The provision of lift needs to be justified.

4. Completion time has been kept as 21 months (Page 2 of history report). According to provisions of para 15.4(7) of Appendix 17 of CPWD Manual, standard schedule of contract period is 8 to 12 month for a building up to 4 storeys. The period of 21 months as kept in the proposed estimate should be reviewed, particularly in the light of the fact that in CPWD a clause has been incorporated in NIT for payment of bonus on early completion of work.

5. It is not clear whether the title of land on which asset is proposed to be created is clearly in favour of NDMC and for the stated purpose. This may be ensured & certified.

6. Clearance from DUACC, Fire, DDA or any other agency if needed, should be obtained first before incurring any liability.

7. No funds for the proposed scheme has been got approved in BE 2009-10. Requisite funds for the work have to be got sanctioned from the competent authority.

8. SE(C)/CE(C-II) may sign the estimate at appropriate places marked for the same.

Department may place the proposal before the Council bringing on record response/compliance of what has been observed in the above note.

This issue with the approval of FA.

**8. Comments of the department on the comments at the Finance Department:-**

The clarification of the observations issued by Finance Department are as under :

- (i) The Architect deptt. have issued the drawings based on large demand from the several quarters of the society living in Laxmi Bai Nagar & adjoining areas. Necessary approval for the same has been accorded by Chairman.
- (ii) The estimate prepared based on PAR 2007 which includes the cost of Civil Works, Electrical work and Fire Fighting work and it is also clarified that standard specifications will be adopted.
- (iii) The provision for the lift has been considered for Disabled persons as per prevailing practice in NDMC.
- (iv) The time of completion has been reviewed & now being considered as 15 months after the award of work.
- (v) The land is at present in the possession of NDMC adjacent to Working Girls' Hostel , Laxmi Bai Nagar.
- (vi) Clearance from DUAC & Fire, if required, will be obtained before incurring any liability.
- (vii) Since it is a Preliminary Estimate, the funds shall be required at a later stage. The requisite funds shall be sought & got sanctioned from competent authority in the RE 2009-2010.
- (viii) Needful done.

**9. Legal implication of the Subject /Project:- NIL**

**10. Details of previous council Resolution / Existing law of Parliament and assembly on the subject :-**

- Nil -

**11. Comment of the Law Department on the Subject /Project:-**

This is one of the functions of NDMC and as such, construction of building and gym. is legally permissible.

**12. Comments of the department on the comments of the Law Department:-**

- Nil -

**13. Certification by the Department that all Central Vigilance Commission (CVC) guidelines have been followed , which processing the case:-**

Certified that necessary guidelines of CVC have been followed while processing the case.

**14. Recommendation:-**

The case is placed before the council for according Administrative approval and expenditure sanction of the preliminary estimate amounting to Rs.5,00,72,200/- for the construction of multipurpose Gymnasium at Laxmi Bai Nagar, New Delhi.

It is also recommended that further action in the matter be taken in anticipation of confirmation of the Minutes by the Council.

**15. Draft resolution:-**

Resolved by the council that A/A & E/S is accorded to the preliminary estimate amounting to Rs.5,00,72,200/- (Rupees five Core Seventy Two Thousand Two Hundred only) for construction of Multipurpose Gymnasium at Laxmi Bai Nagar, New Delhi.

It was also resolved that further action in the matter be taken in anticipation of confirmation of the Minutes by the Council.

**COUNCIL'S DECISION**

Resolved by the Council to accord administrative approval and expenditure sanction to the preliminary estimate amounting to Rs.5,00,72,200/- for construction of Multipurpose Gymnasium at Laxmi Bai Nagar, New Delhi.

It was also resolved by the Council that further action in the matter be taken in anticipation of confirmation of the Minutes by the Council.