

ITEM NO. 06 (A-131)

1. Name of the Project

Name of Work:- Development of various Markets in NDMC area.

Sub – Head:- Façade Improvement for Shankar Market, Connaught Place, New Delhi. –P.E. Thereof.

2. Name of the Department : Project Leader(Janpath), Civil Engg. Deptt.

3. Brief History of the Project

- ❖ This market was constructed in 1957 and was earlier maintained by L & DO and taken over by NDMC in 2006 and is located near the junction of outer circle of Connaught Place and Super Bazar.
- ❖ It consists of 8 blocks having 110 shops, 54 stalls and 53 flats on upper floors.
- ❖ The market is situated along a curvilinear road which starts from the outer circle of Connaught Place and leads to Bengali Market.
- ❖ The blocks are approachable from the main verandah which runs along the length of the curvilinear road to the secondary verandahs in front of shops.

4. Proposal

It is proposed to improve the main Façade of Shankar Market, however, internal Façade Improvement work will be taken by the Traders Association of Shankar Market at their own cost & expenses for which DCA will issue design/ drawing in due course. Periphery road work around Shankar Market including road side kerb stone, railing etc will be taken care of by CE(C-I) as the same comes under road section. Façade lighting/ street lighting in and around Shankar Market will be executed by ACE(E) & construction of BOT toilet by MOH. All these points were discussed in a meeting chaired by Secretary, NDMC on 28/1/2009 at 11.30AM in the Council room where all the concerned including members of Traders Association of Shankar Market were present & the following decisions were taken therein unanimously for execution of works.

Details for execution of works by departments of NDMC/ Shankar Market traders association are as under:

S. No.	Point/ Description	Work to be taken up by
1.	Removing of Unauthorised Construction/ Encroachments before start of work.	By individual shopkeeper/ flat owner and Shankar Market Traders Association. In case they fails to do so, by Dir.(UACC) and/ or Dir.(Enforcement)
2.	Realignment of curvilinear footpath and construction of road between Shankar Market & Super Bazar & along the periphery of Shankar Market.	CE(C-I)
3.	Providing sufficient road lighting, Main Façade illumination/ lighting.	ACE(E)
4.	Inside plaster work, painting work, providing shop signages and louvers to hide AC's etc.	By Shankar Market Traders Association at their own expenses under supervision of NDMC, on the basis of design and drawing issued by DCA-II.
5.	Replacement of temporary verandah of few stalls by construction of permanent verandah for which, in case the similar permission was granted by L & DO in past.	By individual stall holder/ Shankar Market Traders Association.
6.	Construction of BOT toilet.	MOH
7.	Main Façade Improvement work in front side and side lane between Shankar Market & Super Bazar by replastering & painting work, railing work, flooring in corridors, Sign Boards on side road etc.	Project Leader (Janpath) for which PE is put for accord of A/A & E/S.
8.	Issue of Design & drawing for works to be taken up by Shankar Market Traders Association for inside plastering & Painting work, uniformity by providing identical inside windows & railing, shops signages, grill design to cover back side of flats as added request of Traders Association.	DCA-II
9.	Issue of Detailed Drawings for works to be taken up by CE(C-I), Project Leader (Janpath), ACE(E) & MOH	DCA-II

Shankar Market Traders Association agreed to execute one shop signage sample at their own expenses on the basis of design & drawing to be issued by DCA-II for approval. Once the sample is approved and design is freezed, Shankar market Traders Association have agreed to execute the works on their part before start of main façade improvement works by NDMC.

5. **OBJECTIVE OF PROJECT & PROPOSAL OF NDMC FOR "REDEVELOPMENT OF SHANKAR MARKET" DISCUSSED ARE AS UNDER:**

OBJECTIVE OF THE PROPOSAL

TO IMPROVE THE OVERALL EXPERIENCE OF THE VISITING PUBLIC BY WAY OF:

- STREAMLINING OF TRAFFIC AND PARKING
- IMPROVEMENT OF ACCESS TO THE MARKET
- REPLACEMENT OF HAPHAZARD SIGNAGES
- IMPROVEMENT OF WALKWAYS AND VERANDAHS
- IMPROVEMENT AND RESTORATION OF THE FAÇADE
- IMPROVEMENT OF THE COURTYARDS
- REMOVAL OF ENCROACHMENTS AND INTRUSIONS
- IMPROVEMENT OF ALL SERVICES VIZ. ELECTRICAL, DRAINAGE ETC.

6. **Scope of Work:**

Preliminary Estimate amounting to Rs. 1,22,23,500/- were framed for "Façade Improvement for Shankar Market, Connaught Place, New Delhi" which have been duly checked by the planning division, has the following scope of work:

- a. Stone/ Kota flooring in corridors & courtyards & Glass Mosaic cladding.
- b. Replacement of damaged plaster by execution of replaster work.
- c. Finishing exterior walls by exterior finish paint.
- d. Uniform flex sheet signages.
- e. Stainless Steel benches.
- f. Railing work.
- g. Uniform windows for identical facade, etc.

7. **Financial Implication of the Project**

Preliminary Cost of the Project is around Rs. 1,22,23,500/-

8. **Implementation Schedule**

D.E and N.I.T	- 31 st March, 2009
Call of Tenders	- 30 th April, 2009
Award of work	-31 st May. 2009
Completion of work	- Six Months from the date of start

9. Comments of the Finance Deptt. on the subject:

Vide diary no. 413 dated 25/2/2009, finance department has offered the following comments:

The Project Leader may place the case for consideration and decision of the Council ensuring that the instant work/estimate either does not include those items which have not served prescribed life as per norms or justify the inclusion, if any without having served prescribed life and accordingly modify the estimate, if needed, subject to i) certification of correctness of information, data and computation brought on record ii) specifications of items are as per approved norms and if there is any deviation, the same be brought on record with their justification and iii) availability of funds under relevant HOA ensuring provision of Notification dated 24th March 2006 of MOUD and guidelines issued by NDMC in this regard.

The department must also ensure that the façade improvement is done only for the common area open for use of general public at large. It also needs to be ensured & certified that the ownership of the market in question rests with NDMC, Improvement means value addition to the asset owned by NDMC. It has also been noted that tiles are proposed to be fixed on the pillars. It is felt that look of pillars in Shankar Market should go with the pillars in adjacent area of Connaught Place. Provision of tiles on pillars needs to be reviewed while ensuring that standard items of work are taken in the estimate. The expenditure may be charged to revenue realized from transfer of markets.

10. Comments of the Department on the comments of Finance Department:

Regarding comments offered by Finance Department, it is submitted that:

- i. Yes, it is certified that information brought on record is correct.
- ii. Preliminary Estimate is framed on the specifications of design/ drawing issued by CA.
- iii. It is already informed to Finance Department that the above work would be chargeable to the head of account H-XXIV(a) L&DO Markets under which funds are assigned for development of Markets transferred recently from L & DO to NDMC as per Notification dated 24th March 2006 of MOUD and guidelines issued by NDMC in this regard.

Further, it is submitted that façade improvement considered in the estimate is only for common areas and main façade of the markets. Regarding ownership of the market, it is submitted that this market has recently been transferred from L & DO to NDMC. Tiling on pillars was taken as per drawing issued by CA, however the same shall be reviewed again by considering the adjacent pillars in Connaught Place while processing the Detailed Estimate in consultation with CA department.

11. **Legal implications of the Subject/Project:** -Not applicable-
12. **Details of previous Council Resolution, existing law of Parliament & Assembly on the subject:** Nil
13. **Comments of the Law Department on the subject/ Project :** Nil
14. **Comments of the Department on the comments of the Law Deptt.:** Nil
15. A **Detailed Project Report (DPR)** had been prepared comprising CE(C-II), EE(BM-III), EE(R-II), EE(P-III), Jt. Dir.(Estate) and A.E. II(BM-III) as Sub Committee Member and the same has been duly approved. Sub Committee has recommended that over all the whole scheme is technically viable and the proposal has been made for benefits of NDMC and visitors /tourists to Shankar Market & New Delhi. Four Nos. of Pan Tharas located at Shankar Market towards Yusuf Zai Market, also needs improvement (**placed at Annexure (See pages 29 - 32)**).
16. **Recommendations:**
Preliminary Estimate amounting to Rs. 1,22,23,500/- for "Development of various Markets in NDMC area. Sub – Head:- Façade Improvement for Shankar Market, Connaught Place, New Delhi" is recommended for A/A & E/S of the Council.
It was also recommended that further action in the matter be taken by the department, 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. 1,22,23,500/- for "Development of various Markets in NDMC area. Sub – Head:- Façade Improvement for Shankar Market, Connaught Place, 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.

D. P. R.

1. **Name of Work:-** Development of various Markets in NDMC area
Sub – Head:- Façade Improvement for Shankar Market, Connaught Place, New Delhi.
2. **Budget Provision:**
The expenditure shall be chargeable to the head of account H.1.8 and sufficient amount/ funds have been asked in the budget estimate for the financial year 2009-2010.
3. **Creation of New Asset:**
Replacing existing flooring by Kota & Cobble Stone/ vitrified tack tile flooring, mosaic glass tiling work on columns, railing works, flex sheet glow sign boards, street furniture etc. will be new assets of NDMC and will save considerable amount for future A/R & M/O works.
4. **Detailed Report:**
Brief History of the Project
 - ❖ This market was constructed in 1957 and was earlier maintained by L & DO and taken over by NDMC in 2006 and is located near the junction of outer circle of Connaught Place and Super Bazar.
 - ❖ It consists of 8 blocks having 110 shops, 54 stalls and 53 flats on upper floors.
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Proposal

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up by Shankar Market Traders Association was displayed by DCA-II and the whole concept in detail was explained by Project Leader(Janpath). Members of the Shankar Market Traders Association appreciated the proposal and had suggested few points to be incorporated in the detailed drawing. As already mentioned, there are works to be taken up by CE(C-I) for road work, Façade lighting by ACE(E), removal of any unauthorized construction/ encroachment by Dir.(UACC)/ Dir.(Enf.) in case traders association fails to remove the same, constuction of BOT toilet by MOH, main redevelopment/ façade improvement works by Project Leader(Janpath).

Details of the points discussed and responsibilities for execution of works are as under:

S. No.	Point/ Description	Work to be taken up by
1.	Removing of Unauthorised Construction/ Encroachments before start of work.	By individual shopkeeper/ flat owner and Shankar Market Traders Association. In case they fails to do so, by Dir.(UACC) and/ or Dir.(Enforcement)
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5. **Replacement of equipment/ Net works:**

Replacement of old flooring and tiling work on columns is considered in the redevelopment drawing. Others works are new works. List as mentioned below:

- a. Stone/ Kota flooring in corridors & courtyards & Glass Mosaic cladding.
- b. Replacement of damaged plaster by execution of replaster work.
- c. Finishing exterior walls by exterior finish paint.
- d. Uniform flex sheet signages.
- e. Stainless Steel benches.
- f. Railing work.
- g. Uniform windows for identical facade, etc.

6. **Cost Benefit Analysis:** It will give a new look to Shankar Market shopping complex which will encourage customers to visit this market. Improvement works will reduce future maintenance cost. Improvement works of various market of NDMC area are related with forthcoming Commonwealth Games 2010 for which Cost benefit is not an issue, as improvement works are for giving a better looks to New Delhi.

7. **Date of establishment of the asset:** Once the work is started. Expected date is 1/5/2009

8. **Initial cost and capacity:** Rs. 120 Lacs.

9. **Major repair carried out:** No major repair has been carried out in the time span.

10. **Accidents/ occurred till date:** No major accident has been reported till date/ brought on record.

11. **NDMC title:** Land belongs to NDMC.

Report of the sub committee officers (DPR):

Preliminary estimate framed is based on the Architectural Drawing issued by CA, which is based on meetings with Ld. Chairman, site visits of DCA, Dir(Estate), EE(BM-III) & as decided in the meeting chaired by Secretary on 28/01/2009 etc. In this regard various meetings were held at various occasions related with "Façade Improvement for Shankar Market, Connaught Place, New Delhi"

a) Existing Assets/ System

At present there is simple flooring, haphazard sign boards, damaged plaster work, broken railing etc. in the façade of Shankar Market.

b) Draw Back and Deficiencies of the existing assets:-

No draw back.

c) Extent of utilization of the existing assets:-

In a normal way as frequency of customers/ visitors to Shankar Market Shopping Complex is very low at present.

d) Necessity for Augmentation / replacement of the existing assets:-

In view of forthcoming Commonwealth Games 2010 and façade improvement works for other markets of NDMC area.

e) TECHNICAL VIABILITY:

Over all the whole scheme is technically viable and the proposal has been made for benefits of NDMC and visitors/ tourists to Shankar Market & New Delhi. Four Nos. of Pan Tharas located at Shankar Market towards Yusuf zai Market, also needs improvement.