

ITEM NO. 09 (A-134)

1. NAME OF THE SUBJECT/PROJECT:

Sub.: Construction of Multipurpose Hall/Community Centre in Government Colonies in NDMC Area.
S.H. : Up-gradation of Bapu Samaj Sewa Kendra, Panchkuian Road New Delhi.

2. NAME OF THE DEPARTMENT CONCERNED:

Civil Engineering Department/Welfare Department.

3. BRIEF HISTORY OF THE SUBJECT/PROJECT:

Bapu Samaj Sewa Kendra at Panchkuian Road has a Conference Hall and a nursery school is being run on the first floor. There is also a crèche running in the building adjoining the hall on one side and Maternity Hospital exists on the other side in the rear portion. The building was constructed in 1954. The Bapu Samaj Sewa Kendra, Panchkuian Road is being used presently for Multipurpose Hall mainly for cultural/indoor activities. There is a nursery school, sewing centre & a library also running from the same building.

It has been proposed to upgrade the building into an Auditorium by providing seating tiers in the main hall including provision of lifts, new toilet blocks and staircase for better amenities by constructing two new blocks on either side of the building after demolition of the existing block.

4. DETAILED PROPOSAL OF THE SUBJECT:

Chief Architect, NDMC has issued Architectural Drawings for the proposed development of Bapu Samaj Sewa Kendra. The proposal includes the following:-

- (i) Demolition of existing office block and library block;
- (ii) Construction of two new blocks of house, lifts, new toilet blocks and staircase in place of existing office block and library block;
- (iii) Construction of seating tiers in main hall;
- (iv) Fixing of seats on tiers.

The major details of the project are as under:-

(a)	Civil work	Rs.3.79 crores
(b)	Acoustical Treatment	Rs.1.74 crores
(c)	Central Air-conditioning	Rs.1.01 crores
(d)	Fire Fighting System	Rs.0.23 crores
(e)	Passenger Lifts (2 Nos.)	Rs.0.34 crores
(f)	Rain Water Harvesting	<u>Rs.0.05 crores</u>
	Total Cost	<u>Rs.7.16 crores</u>

As per drawings issued by C.A., NDMC, the crèche building and the maternity block on the rear side are to be relocated elsewhere for which no space has been decided at this time. As such no provision has been taken in the estimate for demolition of the said two buildings and construction of new buildings elsewhere. Apart from above, the proposed auditorium would be centrally air-conditioned with the latest acoustical treatment on the walls and the ceiling/roofing. The outer surroundings would be developed to meet the requirement of parking and other activities.

5. FINANCIAL IMPLICATION OF THE PROPOSED SUBJECT/PROJECT:-

The total expenditure on the project based on the designed/plans prepared by the CA, NDMC shall be Rs.7,16,64,000.00. The expenditure shall be met from the budget head of D.4.2.4 pertaining to construction of multipurpose/community Centers in Govt. Colonies for which a token budget of Rs.1,00,000.00 exist in the current year's budget vide item No. 151 on page 142.

6. IMPLEMENTATION SCHEDULE WITH TIME LIMIT FOR EACH STAGE INCLUDING INTERNAL PROCESSING:-

The work shall be completed within a period of one and half year after award of the work.

7. COMMENTS OF THE FINANCE DEPARTMENT ON THE SUBJECT:

As clarified by the department, the building is to be used for the same purpose i.e. community centre after up-gradation at the estimated cost approximately over Rs. 7.16 crore. It is observed that the cost of up-gradation work is very high keeping in mind that this does not include price for the land. Cost per sq. ft. needs to be calculated and justified by the department, especially when the expenditure is to be incurred on the asset to be run as community centre.

2. That building has been stated as up-to 2nd floor. Normally, the lifts are provided in the buildings having more than four storeys. The provision needs to be justified.
3. Whether the NDMC holds clear title of land and merely stating that the land is in the possession of NDMC is not suffice. This needs to be ensured and certified.
4. The department has also not produced details of the expenditure incurred in this building during last five years. The items already replaced/not served prescribed life have not been taken in the estimate needs to be ensured.
5. Clearance from DUACC, Fire, DDA or any other agency, if needed, needs to be obtained before execution of work and incurring any liability.
6. Funds for execution of work during 2009-10 needs to be ensured.

With the clarification of the above observations of FD, the department is advised to place the case before the Council for consideration and decision.

8. COMMENTS OF THE DEPARTMENT ON COMMENTS OF FINANCE DEPARTMENT. :-

Cost of construction. works out to Rs.3112/- per Sq. Ft. It does not include the cost of the land, but it includes the cost acoustical treatment, central air-conditioning, fire

fighting system, passengers lifts (2 Nos.), granite flooring and rain water harvesting etc.

2. The building is to be used as a Community Centre. There is a provision for Coffee Lounge at Second Floor as such it has been proposed to provide lifts for convenience of the elderly people, public at large and the handicapped persons.
3. The building including land has been in possession of NDMC since 1954. The documents regarding title of the land could not be traced out. However, the premises was taken over in the property register by BM-I Division in the year 1986.
4. The work shall be executed as per the drawings prepared by the Chief Architect, NDMC. The items replaced/not served prescribed life have not been taken in the estimate.
5. Since it is a case of Up-gradation of the building, it is felt that approval of DUAC/Fire/DDA may not be required. It may not be out of place to mention here that provision has been taken in the estimate for providing Fire Fighting System in the building.
6. Funds for execution of the work during 2009-2010 shall be ensured before starting the work.

With the above clarifications, the case is being placed before the Council for consideration and decision as advised by the Finance.

9. LEGAL IMPLICATION OF THE SUBJECT/PROJECT:-

There are no legal implications.

10. DETAILS OF PREVIOUS COUNCIL RESOLUTION, EXISTING LAW OF PARLIAMENT AND ASSEMBLY ON THE SUBJECT:

Nil.

11. COMMENTS OF LAW DEPARTMENT ON THE SUBJECT/PROJECT:-

Nil.

12. COMMENTS OF THE DEPLATRTMENT ON THE COMMENTS OF LAW DEPARTMENT.

Nil.

13. CERTIFICATION BY THE DEPARTMENT THAT ALL CENTRAL VIGILANCE COMMISSION (CVC) GUIDELINES HAVE BEEN FOLLOWED WHILE PROCESSING THE CASE.

It is certified that all CVC Guidelines have been followed while processing the case.

14. RECOMMENDATION:

It is recommended that A/A & E/S for Rs.7,16,64,000.00 may be accorded by the Council for the said project. Permission be also accorded to take further action in anticipation of confirmation of the minutes by the Council.

15. DRAFT RESOLUTION:-

Resolved that A/A & E/S for Rs.7,16,64,000.00 is accorded for Up-gradation of Babu Samaj Sewa Kendra, Panchkuian Road, 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 for the amount of Rs.7,16,64,000.00, for Up-gradation of Babu Samaj Sewa Kendra, Panchkuian Road, New Delhi.

It was further resolved that the Chief Engineer (C-II) will take up the matter with concerned Departments regarding shifting and resettlement of the nursery school, sewing centre & library etc., which are presently housed at the Sewa Kendra Building.

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.