

ITEM NO. 04 (A- 98)

1. NAME OF THE PROJECT:

Community and Multipurpose Halls.
SH:- Improvement to Barat Ghar Laxmi Bai Nagar

2. NAME OF THE DEPARTMENT CONCERNED:

Civil Engineering Department (Zone-II)

3. BRIEF HISTORY OF THE PROJECT:

Laxmi Bai Barat Ghar is situated on Brig. Hoshier Singh Marg. It caters the area like Govt. Quarters in Sarojni Nagar, Netaji Nagar, Pijanji Village, INA, Yusuf Sarai, Kidwai Nagar, Ansari Nagar, Green Park Extn, South Ex. Part-I, Kotla Mubarakpur & Defence Colony. The NDMC provides all basic amenities to the residents and the employees working in its area like water supply, sewerage, drainage, roads, foot paths etc. including other social activities like cultural, educational, medical & facilities for social functions i.e. marriages etc.

The authorities of NDMC has decided to improve/modernize all the Barat Ghars of NDMC, to keep the structure matching with the specification/facilities of modern banquet halls in this area. This has been considered in view of the overwhelming response of the renovated Barat Ghar at Kaka Nagar. The revenue is likely to increase manifold, as has been experienced in Kaka Nagar Barat Ghar.

In Compliance to the direction of Chairperson, NDMC has decided to carryout all the works related to up gradation of NDMC Barat Ghar with the consultation of CA after making joint inspection with field staff of civil Engg. Department.

4. DETAILED PROPOSAL OF THE PROJECT:

The Architect Department issued the drawings for improvement which comprises following:-

M.S. railing and Dholpur stone finish in boundary wall and gate.

100x100 mm industrial vitrified pavers with spacer of approved design and colour in flooring of open area.

550x550 mm kota stone flooring of open cooking and washing etc.

300x300 mm ceramic tiles of approved shade in dado of kitchen, flooring and flooring of store.

Precut and pre-polished (factory finish) marble stone /granite stone of approved colour in entrance lobby.

Prefabricated toilet partition metal/laminate base anchored to the floor.

Stainless steel fixtures and fittings shall be provided in kitchen counters.

1000x1000 mm precut and pre-polished (factory finish) marble stone/granite stone of approved colour be provided in multipurpose hall flooring.

600x600 mm precut and pre-polished (factory finish) marble stone/granite stone of approved colour be provided in office rooms.

Stainless steel railing of approved design for stairs.

UPVC windows/ aluminum frames for windows.

Pressed steel frame, pre laminated factory finish flush door shutter for doors.

Service counters 900 mm wide, top finished with baroda green stone wall finished with 75x75 mm coloured vitrified tiles middle counter made of kota stone.

100x700 mm Dholpur stone, with 1000x250 mm rough finish dholpur stone projected canopy shall be finished with aluminum cladding as exterior finish.

Fire fighting work

Electrical works.

Air Conditioning Works.

False Ceiling.

Land scaping & horticulture works.

5. **FINANCIAL IMPLICATIONS OF THE PROJECT:**

Accordingly preliminary estimate is framed on the basis of drawings and specifications given by CA deptt, amounting to Rs. 6,29,76,000/= which comprises of following works :-

1. Civil works	Rs.4,42,14,000
2. Electrical	Rs.1,60,00,000
3. Fire Fighting	Rs.12,62,000
4. Horticulture.	<u>Rs.15,00,000</u>
Total	<u>Rs.6,29,76,000</u>

6. **IMPLEMENTATION SCHEDULE WITH TIME LIMIT**

15 months from Award of work

7. COMMENTS OF THE FINANCE DEPARTMENT ON THE SUBJECT.

Based on what has now been clarified and after subtracting the provision for AC, the renovation cost appears to be high in comparison to going cost for such projects in the market. Department may explore the the possibility, if any, for adopting economy in the proposed renovation and if it is not found possible/feasible, certifying that the specifications so taken are as per approved norms, the matter may be placed before the Council for AA & ES amounting to Rs. 6,29,76,000/- (Rs. Six Crore twenty nine lac seventy six thousand only) subject to 1) increasing the hire charges taking into account the cost of renovation 2) Seeking Plan Funds for the work which falls under social welfare circle and 3) As per standard norms, provision of lift is given for buildings above four storey. The building in question is less than four storeys. Necessary approval of Council justifying the need of provision of lift with reference to extant orders on the issue may be obtained.4) Chief Architect is consulted for the specifications taken in the estimate at the time of DE.

This issues with the approval of F.A.

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

The reply of the comments of Finance department is given here as under:-

The specifications adopted while framing the estimate are as per the drawings issued by Architect Department and has been checked by planning division. However, possibility be explored for economical viable specification in consultation with Architect Department while framing detailed estimate and may be considered if possible, as advised.

1. The hire charges will be increased as done earlier in recently renovated Barat Ghar at Kaka Nagar after completion of work on actual expenditure incurred.
2. As advised efforts will be made for seeking plan funds from respective agency.
3. The provision is considered as per provision made in the Architectural drawing keeping in view the accessibility for handicapped person.
4. The specification considered in the estimate are as per approved drawing issued from Chief Architect Office, however, the Chief Architect Office will be consulted for specification while framing detailed estimate.

9. **LEGAL IMPLICATION OF THE PROJECT/SUBJECT:**

NIL

10. **DETAILS OF PREVIOUS COUNCIL RESOLUTIONS, EXISTING LAW OF PARLIAMENT AND ASSEMBLY ON THIS SUBJECT:**

The case was deferred vide Resolution no. 13(A-67) dated 15.10.08 due to notification of the assembly election.

11. **COMMENTS OF THE LAW DEPARTMENT ON THIS PROJECT.**

See the expenditure propose at 6.29 Crore. Interest cost of @ 10 % would be 63.00 lacs and at 15.000.00 per day, only for interest cost can be recurred in 42 days wherein years there are 365 days. Maintenance would be extra.

12. **COMMENTS OF THE DEPARTMENT ON THE COMMENTS OF LAW DEPARTMENT:**

The upgradation of Barat Ghar is considered a service to the community. As regards cost benefit analysis the area of this Barat Ghar is more as compare to Kaka Nagar Barat Ghar, the charges per day to be worked out after the improvement of Barat Ghar and will be ore than Rs. 15.000.00 as in the case of Kaka Nagar Barat Ghar and even more for utilization of Air Condition facility. However, efforts will be made to review the adopted specifications in consultation with CA, where ever possible, to bring down the cost of project to the extent possible. This has also been clarified in reply to the observation of Finance department.

13. **CERTIFY 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.

14. RECOMMENDATIONS:

The case is placed before the council for according administrative approval and expenditure sanction of the preliminary estimate amounting to Rs.6,29,76,000/-(Rs. six crore twenty nine lacs seventy six thousand five hundred only) for improvement to Barat Ghar Laxmi Bai Nagar and permission to take action for progress of the work in anticipation of approval of minutes of the Council.

15. DRAFT RESOLUTION:

Resolved by the Council that A/A & E/S is accorded to the preliminary estimate amounting to Rs.6,29,76,000/-(Rs. six crore twenty nine lacs seventy six thousand five hundred only) for improvement to Barat Ghar Laxmi Bai Nagar and permission to take action for progress of the work in anticipation of approval of minutes of the Council.

COUNCIL DECISION

Resolved by the Council to accord administrative approval and expenditure sanction to the preliminary estimate amounting to Rs.6,29,76,000/- for Improvement to Barat Ghar, 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.