

ITEM NO. 22 (A-37)1. NAME OF THE PROJECT

Sub:- Construction of 188 type-II flats (10 storied tower) at Aliganj New Delhi.

2. NAME OF THE DEPARTMENT

Civil Engineering Department EE (BM-PK)

3. BRIEF HISTORY OF THE PROJECT

There are total 130 nos of type-I flats at Aliganj. (40 flats in double storey and 90 flats in triple storey). These flats were constructed in 1960 and as per CPWD Manual the life of load-bearing structures is 55 years. As such these flats have outlived their life. The Survey Report of demolishing these 130 type-I flats at Aliganj has already been approved by the Council with a written off amount of Rs. 40,27,680/-, with reserved price of Rs.(-)6,51,415. Chief Architect NDMC was requested to provide the drawings for construction of new flats in the place of existing 130 Nos. Type-I flats at Aliganj. Accordingly Chief Architect NDMC has provided the drawings for construction of 188 type-II flats, (4 towers of 10 storey buildings). The type-I flats are being upgraded to type-II flats as the accommodation falls short for even group 'D' employees. On the basis of the drawings issued by Architect department, a preliminary estimate amounting to Rs. 47,34,14,000/- is prepared on the basis of CPWD plinth area rates 2012 + 3% contingencies.

4. DETAIL PROPOSAL ON THE SUBJECT/PROJECT.

Architectural design is to be done in house whereas structural design including services like electricity, i/c lift and fire fighting etc. are to be outsourced.

The following provisions have been taken in the proposal :-

- CEC-II
- i. RCC frame structure upto 10 storey floor height.
  - ii. Resisting earthquake forces.
  - iii. Fire fighting with wet riser system.
  - iv. Fire alarm system (Automatic Fire alarm system).
  - v. Stilt portion multistory structure (upto height of 3.30m).
  - vi. Internal water supply and sanitary installation.
  - vii. External service connection
  - viii. Internal electric installation.
  - ix. Telephone conduit.
  - x. Quality assurance.
  - xi. Passenger lift 12 Nos.
  - xii. Overhead water tank.
  - xiii. Underground sump.
  - xiv. Internal road & path.
  - xv. Sewer
  - xvi. Unfilter water supply.
  - xvii. Storm water drain.
  - xviii. Horticulture operation.
  - xix. Street lighting.
  - xx. Rain water harvesting.
  - xxi. External façade with stone cladding.

5. FINANCIAL IMPLICATIONS OF THE PROPOSAL.

The preliminary estimate amounting to Rs. 47,34,14,000/- is prepared on the basis of CPWD plinth area rates 2012 + 3% contingencies.

6. IMPLEMENTATION SCHEDULE WITH TIME LIMIT

30 (Thirty) months from the date of award of the work.

7. FINAL COMMENTS OF THE FINANCE DEPARTMENT

- a. The instant proposal is for construction of 4 Nos.-ten storied towers housing 188 Nos. Type-II flats in place of existing 130 Nos. Type-I flats constructed in the year 1960. Council vide item No. 05(A-02) dated 23.05.2013 approved the survey report for demolition of existing flats. It is stated at P.18/N that during a meeting held in the chamber of the then Secretary it was decided that type-II flats shall be constructed in place of type-I flats since type-I flats are to be up graded to type -II flats as the accommodation falls short for even group 'D' employees. Chairman has accorded 'In Principle Approval' at P.22/N and Director (MH) i.e. user department has also given consent at P.28/N.
- b. The Department has confirmed that the project cost is not inflated.
- c. The approvals from others Agencies such as Airport Authority and DUAC are being taken separately.
- d. PE has been stated prepared on the basis of plinth area rates. In the light of Section 4.1(1) of CPWD Works Manual, as far as PE amounting to Rs. 47,34,14,000/- based on CPWD plinth area rates duly checked by planning is concerned, FD has no objection to the same. The department may submit the case for consideration of competent authority. However, construction of Type-II flats in place of Type-I flats being a policy matter, the department may bring on record justification thereof ensuring satisfaction level of Type-I and Type-II flats.

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

With regard to construction of type-II flats in place of type-I flats being a policy matter, it is stated that the accommodation falls short for even group 'D' employees for which Director (MH) has given his consent.

9. LEGAL IMPLICATION OF THE PROJECT/SUBJECT.

NIL

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

NIL

11. COMMENTS OF THE LAW DEPARTMENT ON THIS SUBJECT

NIL

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

No comments in view of above.

13. CERTIFICATION BY THE DEPARTMENT THAT ALL CVC GUIDELINES HAD BEEN FOLLOWED, WHILE PROCESSING THE CASE.

Certified that CPWD Manual 2012 has been followed while processing the case.

14. RECOMMENDATIONS

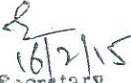
The case is placed before the Council to accord Administrative Approval and Expenditure Sanction to the estimate amounting to Rs. 47,34,14,000/- (Rupees Forty seven crore thirty four lakhs and fourteen thousand only) for the work "Construction of 188 type-II flats (10 storied tower) at Aliganj New Delhi". Permission be also accorded to take further action in anticipation of confirmation of minutes of meeting.

15. DRAFT RESOLUTION

Resolved by the council that A/A & E/S accorded to the estimate amounting to Rs. 47,34,14,000/- (Rupees Forty seven crore thirty four lakhs and fourteen thousand only) for the work "Construction of 188 type-II flats (10 storied tower) at Aliganj New Delhi". Permission is also accorded to take further action in anticipation of confirmation of minutes of meeting.

COUNCIL'S DECISION

Deferred. It was desired that a presentation on this and other similar municipal housing projects be made before the Council.

  
 16/2/15  
 For Secretary  
 New Delhi Municipal Council  
 Pulika Kandra, New Delhi