

ITEM NO. 13 (A-31)

Copy of Recd. No. 13 (A-31)
of
Councils Ordinary Meeting
Dated 30-01-2015

1. NAME OF THE PROJECT:

Sub: Redevelopment of Shaheed Bhagat Singh Place, Gole Market, New Delhi.
S.H.: Appointment of Consultant.

2. NAME OF THE DEPARTMENT CONCERNED:

Civil Engineering Department (Zone-II)

3. BRIEF HISTORY OF THE PROJECT:

Present building known as Shaheed Bhagat Singh Place was constructed during the year 1993-95 i.e. about 20 years back as per following details:-

Plot area	:	7550 sqm.
No. of Blocks	:	2 Nos.
Block No.1	:	4 stories + Basement
Block No.2	:	2 stories + Basement
Ground coverage	:	6232.28 sq.m.
Total covered area	:	10312.42 sq.m
(all floors)		
Existing FAR	:	135.70
Total Parking Area	:	2232.02 sq.m.

Presently building is being used for NDMC offices of various departments, Private Shops, Bank etc.. Chief Architect Department observed that due to many inherent faults, in the design, execution of work, the building has never been able to realize its full potential. The building is so cited that the adjoining street has become extremely narrow and remains chocked at all time. There is no parking space and whatever parking is provided in the basement is very unscientific and chaotic. The building is not very old and does not complete its life, however, due to under utilization and above facts, C.A. Department proposed to redevelop the complex in conformity with today's need with modern Architecture with ample parking and green space etc. AS per MPD-2021 the area is also falling under redevelopment zone.

4. DETAILED PROPOSAL OF THE PROJECT:

As per comments of Chief Architect approximately 10000 sq.m. area would be available in addition to existing FAR i.e. 10312.42 of Shaheed Bhagat Singh Place out of total permissible FAR of Community Centre plot, if the additional FAR allotted to Sun Air Hotel, proposed parking and temple complex is curtailed to existing limits and allotted to Shaheed Bhagat Singh Place accordingly layout plan require revision which has also been agreed by the competent authority.

Propose building after demolishing of existing one shall be comprised of 3 level basements for ample parking space to attend the surrounding parking problems by leaving mandatory setbacks. Ground and Upper Floors shall be designed in a manner that the congestion of surrounding area shall be addressed. Moreover,

CEC-I

surrounding shops of NDMC shall also be accommodated in the building so that Traffic congestion can also be addressed. The building shall be design on green building concept with the provision of rain water harvesting system, solar energy system, centrally air-conditioned with beautification of complex through landscaping features, architectural features etc.

In view of above present proposal has been framed for appointment of an consultant for comprehensive planning and designing for Redevelopment of Shaheed Bhagat Singh Place with following major items in scope:-

- Carry out Topographical Survey, soil testing. Collection of data, Survey report of existing building etc.
- Preparation of conceptual design and drawing of the proposed building with obtaining approval from NDMC.
- Preparation of layout plan, detail plan as per maximum permissible/ available ground coverage and FAR as per the MPD 2021 in coordination with Chief Architect Office and obtaining building plan approval from NDMC along with approval from other statutory agencies like DUAC, Delhi Fire Service, Airport Authority of India, Environmental clearance, Delhi Pollution Board etc. etc.
- Preparation of Preliminary Estimate, Detail Estimate, Tender Documents, Justification etc.
- Preparation of structural design and working drawing, designing of various electrical and civil services like internal and external water supply, sewerage, drainage system, internal and external electrification system, solar energy system, rain water harvesting etc. with details drawing.
- Obtaining proof checking from IIT, DTU or equivalent in respect of design of structural members and various services.
- Obtaining completion certificate and all clearances from all the statutory bodies after completion of the work.

For appointment of consultant a rough cost estimate of the project on the basis of plinth area rate 2012 with 5% Cost Index has been prepared as per FAR informed by the Chief Architect and area of basement has been considered as per norms of MPD 2021 and also got checked from Planning. Total tentative cost of the project has been worked out to Rs.109.18 crore. Accordingly cost of consultancy work has been worked out to Rs.5,03,80,000/- considering 4% on tentative cost + 12.36% Service Tax and 3% contingencies.

Salient features of the project for consultancy work are as under:-

S. No.	Description	Area
i.	Plot Area	7550 Sq. Metre.
ii.	No. of Basement	3 Nos. (for parking & services)
iii.	No. of stories	Ground Floor with 11 upper floors
iv.	Area of One basement	5027.88 Sq. Metre
v.	Total area of basement	15083.64 Sq. Metre
vi.	Total Plinth area at Ground & Upper Floors	20312.42 Sq. Metre
vii.	Plinth area of one floor	1692.70 Sq. Metre

Proposed Cost Analysis

As commented by C.A. Department the building is not very old but owing under utilization, the demand of the hour is to pull down and redeveloped it. Accordingly, CE(C-II) comes in conclusion that the time has come to re-look the whole issue in best interest of the NDMC to get this building demolished and required to be whole redeveloped as per norms approved by DUAC on 2014 i.e.

Ground Coverage	:	40%
FAR	:	300.
Proposed Covered Area	:	Existing FAR = 10312.42 Sq. M. Additional FAR = 10000 sq.m. (as informed by C.A. Deptt.)
Total FAR	:	20312.42 Sq. M. Says 2,18,562 Sq. Ft.
Tentative Cost of Construction of Building having 3 Basement Parking	:	Rs. 109.18 crores
Time of Completion of Building in all respect	:	3 years.

<u>Year</u>	<u>Amount</u>	<u>Interest of the Investment</u>
1 st Year	50.00 crores	5.00 crores
2 nd Year	40.00 crores	9.00 crores
3 rd Year	20.00 crores	11.00 crores
Total	110.00 crores	25.00 crores
Total investment on building		135.00 crores

Expected Revenue from Redeveloped Building taking Minimum rental value Rs.300 per sq. ft.	2,18,562.00 @Rs.300/Sq. ft.
Revenue earning in 3 years After construction of building	= Rs.6.57 Crores p.m. Rs.6.57x12=Rs.78.84 crore p.a 78.84x3 = 236.52 crores.

5. FINANCIAL IMPLICATIONS OF THE PROJECT:

The cost of consultancy work is Rs.5,03,80,000/- for Redevelopment of Shaheed Bhagat Singh Place, Gole Market, New Delhi. S.H.: Appointment of Consultant. Head of Account Improvement to SBS Place, Chart of Account 4909031106 wherein 5.00 Lacs budget provision exists in current financial year, however funds will be re-appropriate/sought in Revised Budget Estimate 2014-2015.

6. IMPLEMENTATION SCHEDULE WITH TIME LIMIT

3 ½ Years from the Award of Consultancy work.

7. COMMENTS OF THE FINANCE DEPARTMENT ON THE SUBJECT.

Draft agenda has been seen in FD and the same may be placed before the Council for decision. (This issues with the approval of F.A.)

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

Nil.

9. FINAL VIEWS OF FINANCE DEPARTMENT:

Finance Department has seen the case and stated that department may place the case before Council for consideration and decision of Council as it involves demolition of existing building and construction of new building in its place vide diary no. FA-1955/R CE (C) dt. 17.10.2014

10. LEGAL IMPLICATION OF THE PROJECT/SUBJECT:

NIL

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

NIL

12. COMMENTS OF THE LAW DEPARTMENT ON THIS PROJECT:

No legal issue is involved in the matter and it is totally administrative

13. COMMENTS OF THE DEPARTMENT ON THE COMMENTS OF LAW DEPARTMENT:

NIL

14. FINAL VIEW OF LAW DEPARTMENT :

NIL

15. 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.

16. RECOMMENDATIONS:

- i) The case is placed for decision since the building is only 20 years old and does not completed its serviceable life and building is not being used with its optimum potential with respect to existing ground coverage, FAR and parking space whether Re-development of Shaheed Bhagat Singh Place after demolition existing building may be carried out and if agreed by the Council then approval of the Council for accord of A/A & E/S of the Preliminary Estimate amounting to Rs.5,03,80,000/- for consultancy work in respect of redevelopment of Shaheed Bhagat Singh Place with approval for call of Request For Proposal for appointment of consultant through e-tendering.
- ii) If above agreed by the Council then approval to constitute Jury comprising of Chairman, NDMC, C.E. (C-II), Chief Architect, F.A. & Sr. Architect from School of Planning and Architecture for evaluation of Consultancy Firm.

COUNCIL DECISION

Deferred. The Council directed the department to discuss and pursue the project for Central Funding.

16/2/15
 For Secretary
 New Delhi Municipal Council
 Palika Kendra, New Delhi