

कार्यालय अधीक्षण अभियंता
सिविल भवन अनुरक्षण परिमंडल,
एम-43, लोक निर्माण विभाग,
11वां तल, एम.एस.ओ. भवन,
लोक निर्माण विभाग मुख्यालय,
नई दिल्ली-110002
दूरभाष: 65103943, 23490488



O/o THE SUPERINTENDING ENGINEER
CIVIL BUILDING MAINTENANCE CIRCLE, M-43,
PUBLIC WORKS DEPARTMENT
11th Floor, MSO Building, PWD Headquarter,
NEW DELHI- 110002
PHONE : 65103943, 23490488
Email: sepwddelhim43@gmail.com

INSPECTION NOTE

The following work of Delhi High Court was inspected/reviewed by the undersigned on 15.10.2014 along with Shri M.L.Sharma, Assistant Engineer, CBRI (for Quality Control) the contractor & their Engineers/representatives, Consultants Architect etc.

Name of work: Redevelopment of 'C' Block at Delhi High Court, Sher Shah Suri Marg, New Delhi (SH: C/o RCC framed structure Building including water supply, sanitary & electrical installation).
Agreement No.: 25/EE/CBMD/M-431/2013-14
Agency: M/s Roshan Real Estates Pvt. Ltd., New Delhi.

The following are the observations:

Updating Register

Previously inspection was carried out by undersigned on 1.10.2014 and inspection note issued vide संख्या: 23(247)/(सी.ब्लॉक)/सि0भ0अनु0परि0/एम-43/2014-15/1996 दिनांक 01-10-2014 It is found that necessary entry has not been made by the Assistant Engineer in the Inspection Register which has to be up dated on daily basis and point raised therein have to be monitored by the Executive Engineer for compliance.

Progress of work-

It is observed that in spite of repeated request the progress of the work is very slow. The Contractor has not engaged any extra resources to expedite the work. At this pace the work may be delayed by more than six month or more from scheduled date which is not acceptable.

Integrated Programme Chart

As per details in para 32.0 on page 52 of the agreement, the contractor was responsible to submit the integrated programme chart in Primavera software for the execution of work, showing clearly all activities from the start of work to completion, with details of manpower, equipment and machinery required for the fulfillment of the programme.

Contd.....2

Revised programme with details regarding engagement of labour, T&P, material arrangement etc. is to be furnished by the contractor for completing of project within stipulated period he promised to submit the up to date programme by 17.10.2014 (Friday). This should be pursued and discussed in next meeting. The programme should be monitored with the progress on daily basis and in case of failure necessary action as per terms and conditions of the contract should be initiated including issue of notice.

Delhi High Court- BMCC Meeting-

BMCC meeting was held at 4.45 P.M. on the same day i.e. 15-10-2014 wherein one of the agenda item was "to review the present status redevelopment of 'C' Block, in light of the Bar Chart submitted by the EE (Civil) PWD on 23-09-2014."

In the BMCC Meeting, since EE was on leave AE was specifically asked to be present with necessary details, but he failed to be present on the pretty plea that he doesn't have Identity Card and cannot enter High Court building. This has been viewed seriously, as in spite of directing him on 13-10-2014 on telephone, sending copy of meeting notice by e-mail and asking him in the morning and at 4.30 P.M. in the evening before start of meeting. He did not make any effort to accompany though other officers of PWD (Civil and Electrical), Consultant etc. who were present in the meeting. Hence explanation of AE should be called and submitted with the comment of Executive Engineer, M-431.

Construction of 'C' Block

BMCC has taken serious view regarding delay/slippage of the project by about 4 months as on date and had directed to submit:

- (a) Daily report of labour engaged.
- (b) Daily report of consumption of steel and concrete.
- (c) Programme chart of carrying out the work and target date of completion.
- (d) On next meeting the contractor had to be present.

Construction of 'S' Block-

BMCC inquired about the status of C/o new building for 'S' block at 2.27 Acres of land at Bapa Nagar. A preliminary estimate amounting to Rs.172.35 Crore has been sent to the Principal Secretary, Law, Justice & LA, New Delhi by the Chief Engineer on 27.08.2014. BMCC enquired about the items considered in the P.E. and sought the details of item having additional bearing/impact on the cost. Copy of cost for additional features (draft) is enclosed which is having impact of about Rs.10,000/- per sqm for finalization and to be submitted by EE to the Jt. Registrar (General) for perusal of the BMCC.

Judges Lounge

Sample of Italian Marble were shown to BMCC and they directed to the consultant to suggest more alternative items for flooring and samples of these items, windows etc. should be given within 7 days for approval. After approval of samples and handing over of vacated lounge the work should be completed by PWD within 2 weeks.

Lift- Arbitration Centre

BMCC directed to install the lift after making structural modifications in the shaft as per requirement of electrical wing and work is to be completed within a month's time as the installation of lift has been over delayed.

J.R. Court Chamber

Chamber work including work stations is delayed and is to be completed within 2 weeks time positively.

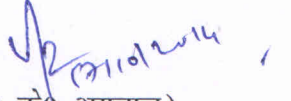
Vanishing Blind

BMCC directed to replace the existing damaged Vanishing Blind in the round table conference hall within a week.

Maintenance

BMCC desired proper maintenance as they have pointed out deficiencies viz leakage of water supply line, overflow of sewerage, spread of malwa/dismantled materials in the campus, these are to be attended on TOP PRIORITY on daily basis.

In fact these are the issues to be attended regularly by the AE/JE on daily basis to avoid remarks from higher level/BMCC etc.


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अधीक्षण अभियन्ता
का. प्र. प्र.

संख्या: 23(247)/(सी.ब्लॉक)/सि0भ0अनु0परि0/एम-43/2014-15/ 2120

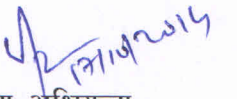
दिनांक: 17/10/2014

प्रतिलिपि:

1. मुख्य अभियन्ता, अनुरक्षण अंचल, एम-4, लो.नि.वि., 9वां तल, एम.एस.ओ. भवन, नई दिल्ली को सूचनार्थ।
2. अधीक्षण अभियन्ता (वै0), एम-45, लो.नि.वि., 13वां तल, एम.एस.ओ. भवन, नई दिल्ली।
3. कार्यपालक अभियन्ता (वै0), एम-451, लोनिवि, नई दिल्ली को सूचनार्थ एवं आवश्यक कार्रवाई हेतु।
4. कार्यपालक अभियन्ता, एम-431, लो.नि.वि., नई दिल्ली को सूचनार्थ एवं उपरोक्त बिन्दुओं पर कार्रवाई कर शीघ्र अनुपालन रिपोर्ट प्रस्तुत करने हेतु।

संलग्न: उपरोक्तानुसार

5. गार्ड फाईल।


अधीक्षण अभियन्ता
का. प्र. प्र.

Name of work: Redevelopment of 'C' Block at Delhi High Court, New Delhi. (SH: C/o RCC framed structure building including water supply, sanitary & electrical Installation)

Agency : M/s Roshan Real Estates Pvt. Ltd.

Agreement No.: 25/EE/CBMD M-431/2013-14

REPORT DATED : /10/2014

Labour engaged for -

S.No.	Activity	Nos. of Labour engaged
1	Waterproofing	
2	Scaffolding	
3	Shuttering	
4	Reinforcement	
5	Concreting	
	Total	
6	Miscellaneous	
(i)	Dewatering	
(ii)	Earth work machine	
(iii)	Anchoring	
(iv)	Waler Beam	
7	Other	
(i)	Technical	
(ii)	Supervisors/Foreman	

Grand Total

Working Period- _____ AM to _____ PM (Total _____ Hours)

Progress

(i)	Steel Reinforcement	tonn
(ii)	Concreting	cum

AE, PWD, M-4312

Contractor

'C' Block – Based on PAR 2012(-) 12% as per Govt. of Delhi's order (Rs.48400/-Per Sqm)
'S' Block – Based on PAR 2012(-) 12% as per Govt. of Delhi's order .(Rs.53,133/-Per Sqm)

TOTAL PLINTH AREA OF 'S' BLOCK= 15385+1969+1497= 18851 (Building)+13587 (Basement)=32438 Sqm.

Additional features considered in PE of 'S' Block Delhi High Court.

Building Work

Civil Work – Earth retaining structure

		Cost per sqm	
1	Cast in situ Diaphragm wall	Rs.	3,95,77,205/-
2	Soldier pile/sheet pile	Rs	1,34,19,945/-
3	Soil anchor for 'D' Wall	Rs	6,00,00,000/-
			11,29,97,150/-
			3483. /m ²

Miscellaneous Works

(i)	Sewage treatment plant	Rs	41,50,000/-	
(ii)	Rain water harvesting	Rs	15,00,000/-	
(iii)	Tube well	Rs	10,00,000/-	
(iv)	Internal signages	Rs	12,00,000/-	
(v)	Wall paneling (Auditorium)	Rs	70,00,000/-	
(vi)	False ceiling (Auditorium)	Rs	12,00,000/-	
			1,60,50,000/-	495 /m ²

Electrical Work

Energy efficient light fittings
@ 4% bldg cost of Rs.

81,13,18,389/- A	Rs	2,85,58,408/-	=880/ m ²
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Development of site

1	Boundary Wall/ Security Wall	Rs	72,16,000/-	222/ m ²
2	Electrical			
A	Conduits for security network	Rs	71,39,602/-	
B	BSES connection charges	Rs	96,00,000/-	
C	Access control system	Rs	61,63,220/-	
D	IBMS	Rs	80,00,000/-	
			3,09,02,82/-	953/ m ²

Comprehensive maintenance
for 5 years for

(i)	Lift			
(ii)	Fire Alarm	Rs	6,30,14,015/-	1943/m ²
(iii)	A.C Plant			

	Water supply treatment plant	Rs	86,00,000/-	
	LED landscape lighting & solar lighting	Rs	34,50,000/-	
	Digital display & centralized digital clock	Rs	1,03,00,000/-	

	Audio visual work for conference room	Rs	80,00,000/-	
	Electrical barrier	Rs	17,50,000/-	
	Solar panel	Rs	35,00,000/-	

	Auditorium – Audio Visual equipments & stage lighting	Rs	1,20,00,000/-	
			8,74,38,095	2696.0 /m ²

Total Cost per sqm Rs.				10,672.0/ m ²
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