

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
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INSPECTION NOTE

Following work of Delhi High Court was inspected and reviewed by the undersigned on 06-05-2015 (Wednesday) alongwith Shri J.K.Goel Executive Engineer (C), Shri Sanjay Verma Executive Engineer (Elect.), Contractors (Civil & Electrical, E&M) including their engineers, Sh. Rajesh Deoliya from CBRI, Structural and Architect Consultants, AE/JEs of PWD 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.

Following are the observations:

PROGRESS OF WORK:

Presently centering, shuttering & laying of the reinforcement at plinth level and ground floor mainly in non tower area, at 1st floor (left out portion) and in very small portion at 2nd floor was in progress. Since previous inspections, it is observed that laborers have been increased to some extent by the contractor but still the work is going on in limited hours only which is not sufficient to cater the time lost and complete the work in time bound manner. The contractor earlier verbally and on 15.4.2015 had given the time frame to complete the work by 15.09.2015; but looking to the present progress, this target is found to be distant object unless or until serious efforts are made i.e. the resources especially the more labours are engaged and working hours are extended at site. Since shifting of 1st & 2nd Mile Stones, there is no hindrance of any nature from the departmental side and agency agreed.

Following items/ works are required to be given extra weightage and be expedited:

- **Water Proofing and Earth Filling:**

Pending Water Proofing and earth filling around retaining walls had also not been taken up in last 2-3 months in spite of repeated request almost on every weekly site visits and review meetings. This is urgently required so that spacious leveled working area may be available for all agencies working therein.

- **Ground Floor Slab (Non-Tower Area):**

- As per revised program this work was to be completed in all respect by 30.4.2015 but yet to be finished. C/o slab (between grid M & U) since beginning is a very critical activity from structural as well as from requirement of E&M services for which contractor

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was reminded again and again. Now its centering & shuttering (between grid O-T & 9-15 near UG water tanks), fixing of reinforcement etc is in progress; casting of slab is to be completed within next 3 days positively. It may please be noted that Electrical work i.e. providing and fixing of HVAC system, DG Set, Electric Sub-Station etc are getting delayed due to non-completion and handing over of the basements.

- It may also be noted that since Electrical contractors/agencies are not able to execute their work due to delay on the part of Civil Contractor, he alone will be held responsible for any financial/contractual implications due to delay and handing over the space to other agencies.
- **RCC Slab at Plinth Level (Tower Area):**
Slab at plinth level for tower area (podium) was to be completed by 10th April, 2015; but still part centering, shuttering, reinforcement and concreting is pending (grid M-O & 8-15), this is to be expedited.
- **1st Floor Slab:**
As per revised program, the RCC work in 1st Floor slab was to be completed by 1st May, 2015 but still to be completed in part portion (grid H-K & 11-14). Casting of staircase no. 3 (up to level 6250) in this area is also to be completed.
- **Brick Work:**
Progress of brick work is also lacking at all floors from the program submitted by the contractor and need to be expedited.
- **QUALITY OF WORK:**
 - Undulation in line & level in beams, columns at some locations are observed and shown at site; the defects are to be rectified.
 - Honeycombing, defects especially at some of junctions beams/columns are observed as pointed out at site are to be reconstructed/defects rectified to the satisfaction.
 - Curing of all RCC members, brick works is not being done continuously and for sufficient days as per specifications, this needs attention at site.
 - Couplers have not been arranged by the Contractor in spite of clear provision in the agreement and repeated instructions; action as per agreement provisions should be initiated by the Executive Engineer in this regard.
 - Placing of bar, spacing of stirrups etc. in beam (between Grid M-L which was in progress) are to be made uniform and as per drawings before concreting.

The revised program accompanying details regarding arrangement of labours, material arrangement etc. has not been furnished by the Contractor in spite of repeated request in writing and verbally; Executive Engineer may initiate action as per the agreement.

Sample Material:

The Contractor has brought few sample of Granite, Kota stone but samples, catalogues of other materials, tiles, fittings etc are yet to be brought for approval. He is required to make mock-up sample for approval by the Architect/Client Department.

Action should also be taken to construct a sample toilet and room; as defined in the agreement.

REVIEW MEETING:

The overall project was reviewed, especially to start the Electrical and Mechanical works i.e. providing & fixing of HVAC System, DG Set, Sub-Station, fire fighting arrangements etc.

From the Electrical sides Engineers/representative of following agencies were present.

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|---------------------------------|---|--|
| 1. DG Set | - | M/s S.L. Enterprises |
| 2. Fire Alarm and Fire Fighting | - | M/s Fire Remedy Systems |
| 3. Sub-Stations | - | M/s Rare Engineers |
| 4. HVAC | - | M/s Skyline Air Conditioning Pvt. Ltd. |
| 5. Lifts and Escalators | - | M/s Johnson Lifts Pvt. Ltd. |
| 6. UPS System | - | M/s Power House |

All Electrical Agencies had requested to make the space available at 2nd basement for DG Set, Sub Station and at 1st basement for Electric Panel, UPS etc. EE (Elect.) desired platform are to be constructed over Raft (without earth filling) for fixing of DG Set, chiller unit etc. EE(Elect) is to submit complete details on drawings i.e. location, size, structural detailing, fixing arrangement etc. duly approved by the SE (Elect.) within 7 days to the EE (Civil) for construction of desired pedestals, trenches etc.

EE (E) and representative of agencies were requested to submit detailed Program Chart so as to integrate with the program for civil work, and agreed by them to submit the detail within 7 days. The details are required to be reviewed by the EE(E) and SE(E) and approved program charts for all E&M works are to be submitted to EE (C) for integration. EE (C) and Contractor have to ensure that site is made available to the E&M agencies as per their program.

E&M agencies, especially agency for fire fighting, DG Set, Sub-Station, HVAC were asked to start piping, ducting work etc. as nearly two basements are available for work and to store the material/equipment. M/s Johnson was requested to visit the site regularly to check the sizes, structural arrangements etc for lift pit and escalator etc. to avoid discrepancies later on.

EE(E) since beginning of project is requested to submit one set of drawings for E&M services duly approved and signed by EE/SE(E) to his counterpart EE(C) so that the same can be incorporation in the structural drawings and during execution of the work. EE(E) assured to submit the same within a weeks time.

The Consultant was requested to submit the missing details including service drawings, reflecting ceiling plan etc. within 7 days positively. Structural Consultant was requested to visit Circle Office within this week only for finalization of structural drawings.

It is observed that AE(C) is not turning up at site on time and having lack of details with him during inspection and review of the project by the Senior Officers, this needs to be improved.

(एस.के.अग्रवाल)

अधीक्षण अभियन्ता
का. प्रबि

संख्या: 23(247)/सि.भ.अनु.परि.एम-43/लो.नि.वि./2014-15/ 961

दिनांक : 8 मई 2015

प्रतिलिपि:

1. मुख्य अभियन्ता, अनुरक्षण अंचल, एम.-4, लो0नि0वि0, 9वां तल, एम.एस.ओ. भवन, आई.पी.इस्टेट, नई दिल्ली को सूचनार्थ।
2. अधीक्षण अभियन्ता (वै0), एम-45, लो.नि.वि., 13वां तल, एम.एस.ओ. भवन, आई.पी.इस्टेट, नई दिल्ली को सूचनार्थ।
3. कार्यपालक अभियन्ता, सि.भ.अनु.मं. एम-431, लो.नि.वि., नई दिल्ली को सूचनार्थ एवं उपरोक्त बिन्दुओं पर कार्रवाई कर शीघ्र अनुपालन रिपोर्ट प्रस्तुत करने हेतु।
4. कार्यपालक अभियन्ता (वै0), एम-451, लो.नि.वि., भू-तल, एम.एस.ओ. भवन, आई.पी.इस्टेट, नई दिल्ली को सूचना व आवश्यक कार्रवाई हेतु।
5. गार्ड फाईल।

अधीक्षण अभियन्ता

का. प्रबि