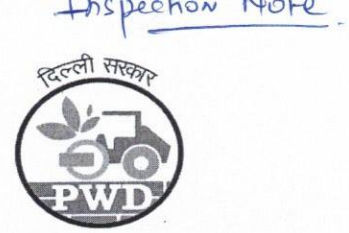




सत्यमेव जयते

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अधीक्षण अभियंता
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संख्या.: 23(निरीक्षण)/अधी०अभि०स्वा०-II//लो०नि०वि०/2020-21/ 1760-H

दिनांक: 21-10-2020

INSPECTION NOTE

The work of renovation of Type-IV Quarters in Dr. BSA Hospital Complex, New Delhi was inspected on 20/10/2020 by the undersigned and the following has been observed and corrective action shall be taken:

1. Various members of the hospital staff contacted this office on 19/10/2020 regarding the delay in upgradation works and the quality issues.
2. The quarter number 26 i.e. being renovated as per the new norms after the due sanction of the competent authority.
3. The work of tiling, aluminium work for windows, granite work, wood work in kitchen was in progress.
4. It was noted that the vitrified tiles in flooring have been laid without 3 mm gap as per the specifications given under the agreement. It was directed that in future all the flooring shall be laid with 3 mm joints to ensure the better quality of flooring, even if the allottee / residents insist on joint free flooring.
5. There were number of tiles that were not fixed properly and were appearing loose. Due care shall be taken in fixing the tiles as it will be very difficult to replace the defective tiles as there is no gap in the tiles. The defective tiles / flooring shall be redone.
6. The bathroom tiles were laid and then they were dismantled as there was leakage in the GI pipes. Thus, it is very clear that no pressure testing was done as per the specifications. It shall be ensured that each and every toilet pipe fitting shall be checked by required pressure and smoke test shall be conducted in the drainage pipes. The Junior Engineer shall personally verify each toilet so that there is no leakage in future and a record of such inspection shall be kept.

7. The allottee / resident was asking for the replacement of kitchen tiles as the colour is not soothing as per their requirement. It was requested to them that this is not possible as the bulk purchase has been done by the contractor. It was assured that the same tiles will be fixed in every quarter denoted for renovation.
8. The quality of the kitchen sink shall be checked by the Executive Engineer as there is apprehension that the same was not of approved make. The purchase voucher may be taken from the contracting agency.
9. The entire work shall be executed after completion of one sample quarter so that the similarity is maintained for all the quarters.
10. The aluminium work was being executed for covering the balcony was not proper as the frame work has been erected from the floor instead of railing wall. The suitable arrangement may be made so that there is no obstruction in the floor of balcony.
11. The screws used in the aluminium work and expansion fastener are not of stainless steel thereby they were not confirming to the specifications.
12. After the inspection, the Resident Officer resented before this office in the form of a sit-in to object to the timelines of the completion of work. There has been substantial delay in completion of the work as the work was dismantled for rechecking and removal of defects. This type of inconvenience to the residents shall be avoided by making all the arrangement of labour and material before taking up the work.
13. It has been specified in the OM no. 18/25/2015-W-II/DG dated 08/03/2018 that the work of addition / alternation in a house shall be taken up after taking the possession of the house. The work shall be completed within a maximum period of two months. No such information was given to the allottee / resident causing a resentment in not completing the work as per time.
14. The Maintenance Manual prescribes that addition / alternation shall be executed in General Pool Accommodation after receipt of application as given in the CPWD Maintenance Manual 2012, Annexure-C, Page-31. Such procedure will avoid the confrontation with the residents.
15. To enhance the User's Satisfaction on the maintenance services, the Maintenance Charter has been prepared by CPWD that has also been adopted by PWD. In case of delay in upgradation beyond 60 days as mentioned in OM no. 7/13/2015-WII/DG/695 dated 25/07/2015, a compensation shall be paid to the allottee beyond the timeline so specified and subsequently the amount shall be deducted from the salary of the erring officials of PWD. The endorsement of the circular by Govt. of NCT Delhi may be confirmed.

16. The works of renovation of electrical fittings etc. have not been taken up due to the issues about the sanction. Such major renovation works shall be executed on the comprehensive basis so that all the works are completed at one stage. In case of renovation of electrical works as per the revised MoUD Guidelines, the plaster work and painting work will need to be redone with in a short time creating duplicate work. Such conditions could have been avoided by the Executive Engineer (C). The same can be discussed with Executive Engineer (E) if some minor works of electrical conduiting and box only can be executed as an extra item under this agreement to avoid this duplication of painting work, if required.

(आर० के० मल्हौत्रा)

अधीक्षण अभियंता (सि०), स्वास्थ्य परि०-II

प्रतिलिपि:

1. The Chief Engineer, Health Zone, PWD, 2nd Floor, MSO Building, New Delhi for information.
2. The Medical Superintendent, Dr. BSA Hospital Complex, Sector-6, Rohini, New Delhi with the request that the major renovation works shall be executed in the vacant quarters so that the residents does not face the difficulty for about two months required for execution of work.
3. The Superintending Engineer (E), Health Elect. Circle, PWD, 2nd Floor, MSO Building, New Delhi.
4. The Executive Engineer(C), HMD-North, PWD, Dr. BSA Hospital Complex, New Delhi.
5. The Executive Engineer(E), HMED-North, PWD, Dr. BSA Hospital Complex, New Delhi.
6. Guard File.

अधीक्षण अभियंता (सि०), स्वास्थ्य परि०-II