



राष्ट्रीय राजधानी क्षेत्र दिल्ली सरकार  
GOVT. OF NATIONAL CAPITAL TERRITORY OF DELHI  
लोक निर्माण विभाग  
PUBLIC WORKS DEPARTMENT

कार्यालय अधीक्षण अभियन्ता  
शिक्षा अनुरक्षण इकाई-1  
रिंग रोड बाई पास फ्लाईओवर के नीचे,  
आईजीआई स्टेडियमगेटसंख्या 9 के सामने  
आईपी एस्टेट, नई दिल्ली 110 002

OFFICE OF THE SUPERINTENDING ENGINEER  
EDUCATION MAINTENANCE UNIT-1  
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संख्या: 23(5)/अधी.अभि. (शिक्षा) /अनु. ई.-1/लोनिवि/2023-24/305-(4)

दिनांक: 18 अगस्त 2023

### INSPECTION NOTE

Following work under East & North East Division (Education) were inspected on 18.08.2023 (Friday) along with Shri S K Meena EE (E & NE), Shri Deshraj Verma AE(C) and Shri Vikas Jha JE(C) concerned and contractor (he himself did not turn up)/ his representative(s) Shri Pankaj Arora & Shri Ankur.

**Name of the work:** C/o 52 nos (G+3) equivalent SPS classrooms including stilt, 1 lift, 8 toilet blocks & 4 staircase at ACC GSBV at Jhilmil Colony, Delhi & 48 nos (G+3) equivalent SPS class rooms including 3 nos. staircase, lift and 4 toilet blocks at Mustafabad School, Delhi including internal & external water supply, sanitary installations, electrical installations, development of site, boundary wall, UGR, RWH, Fire fighting system etc.

A/A & E/S Details:	₹ 17.17 Crore vide no. F 16/Estate/Const.ACR/Jhilmil Colony/100111/2020/785-92 dated 10.06.2021
Agreement No.:	06/EE Edu M (E&NE)/PWD/2021-22
Agency:	M/s K L ARORA
Date of Start:	01.04.2022
Stipulated Date of Completion:	24.02.2023 (330 days)
Estimated Cost:	₹ 28,17,98,401/-
Agreement Amount:	₹ 17,98,92,615/- (36.00 % below).
Expenditure:	₹ 1,94,64,371/- 4 <sup>th</sup> RA Bill dated July 2023) civil works against agreement;

Observations are as under:

1. Construction of only one school building at Jhilmil Colony is undertaken under the scope of this agreement, construction of second school building at Mustafabad is being executed under separate agreement (no. 05/EE.Edu.M(E&NE)/PWD/2022-23, Agency M/s Amocon).
2. Progress of the work is very-very slow; presently structural works of back row of class rooms up to terrace level (towards Football Ground) and only up to GF/FF level structural works (except near school entrance, which has not yet been started) are completed.



In physical / financial terms only about 20% progress is made (considering one school only as per reduced scope of the work), whereas stipulated time period for completion of the work is already over six months back.

It seems contractor is going very slowly intentionally for the reasons best known to him. At present pace of progress, project is unlikely to be completed even in next 12 months. Contractor is to submit detailed program as per agreement conditions to expedite progress including arrangements of man, materials, T&P etc and with target date for completion of the project by November 2023.

3. At-least one sample room, toilet, corridor with doors and windows, flooring, finishing, fittings & fixtures including water supply, drainage & electrical works etc (complete in all respect) to be made ready preferably within 15 days as per the agreement items, provisions, architectural drawings etc for approval.
4. Finishing works including development works are to be initiated and completed within next one month positively (for back side building for which structural works nearly on completion) after approval of sample room, for use by the school authority.
5. Brick masonry under construction (parapet wall in corridors, outer wall is having very wide mortar joints, defective masonry work to be reconstructed as per specifications.
6. RCC / Masonry work:
  - a) Honey combing, undulations etc are visible in the RCC members (column, beams, Staircase waist slab) are to be corrected by the agency.
  - b) Date of casting of RCC members, walls, plaster etc to be written therein to ensure desired curing of the structure to gain the strength as per codal, agreement provisions.
  - c) Ground water is being used at site for all works i.e. Brick masonry, flooring, plaster, curing etc without being treated which is not proper, in spite of clear provisions for installation of RO plant at site for treatment of water before utilization at site.
7. Left out work (near entrance to the campus) to be started immediately to complete the project in complete shape as per scope of the work at earliest.
8. All materials i.e. Cement, Steer, Sand, Water etc being used in the construction are to be tested at required frequency to ensure suitability of raw materials for construction.
9. Work Registers are not docketed by EE with Serial numbers of issue, to be docketed now. Registers are required to be reviewed frequently by EE. This has been reiterated / requested verbally, in inspection notes issued earlier for other works, but all in vain.
10. Details i.e. Voucher Number, Brand Name and Batch Number etc of Cement, Steel etc are to be mentioned in the MAS Register.
11. EE to ensure that overall expenditure do not exceed the sanctioned / agreement amount (including electrical works).
12. Contractors himself to be called as his representatives are not able to make any commitment for expediting progress and improvement in quality of the work. He has to visit site regularly to monitor the quality, finishing and to expedite the progress as complete site is available for execution of the works, but it is found that very less workers are engaged. It may be made clear that class rooms are urgently required to mitigate difficulties faced by the school authority and students, there is no hindrance at site and contractor himself will solely be liable for initiation of the action as per T&C of the contract on account of delay in the work.
13. Air Pollution Control measures (installation of Anti Smog Gun, covering of site / construction materials, excavated earth, covering of materials in transportation vehicle



etc as per conditions elaborated in the agreement at I.22 page 181) are lacking at site, EE to recover cost of Anti smog gun since not provided by the agency and to ensure compliance as per agreement provisions, directions, guidelines issued by the CPCB, Ministry of E&F, NCT Delhi, CAQM etc time to time on the matter.

Beside above, following suggestions are also to be considered / incorporated:

- a) As per condition of the agreement (I.20, page 181), one furnished site office was to be provided, which is yet not been made.
- b) Safety measures are lacking at site (refer I.45 at page 187 of the agreement), necessary sign boards, information panels etc are to be provided for guidance of the students, school staff and visitors to the school / site to avoid mishap. All workers / supervisory staff at construction site are to be encouraged to wear safety belt, helmets, shoes etc at site.
- c) Maximum area in the ground to be left Kutcha (without flooring, concrete in the ground, courtyard etc) for grass / plantations, greening in the premises. Necessary works i.e. construction of planters, fixing of Kerb stones, laying of pipeline for watering etc may be taken up simultaneously with development works, marking of parking space etc.
- d) RCC overhead water tanks may be considered / constructed to have better water quality especially for drinking water.
- e) Necessary water supply, gas supply, drainage system etc are to be provided in the proposed chemistry & other labs as per the layout.
- f) Children of the workers should not be allowed to roam, sit and play at construction site. As per requirement a crèche may be provided for safety of the children.
- g) Site is found to be totally unorganized with heaps of construction materials, T&P, dismantled materials and excavated earth, labour huts etc scattered haphazardly in whole area. Contractor to construct proper godown for storage of materials, remove dismantled, rejected materials, excavated earth etc to maintain proper hygienic conditions at site.

(एस के अग्रवाल)

अधीक्षण अभियन्ता ( शिक्षा अनुरक्षण इकाई-1)

प्रतिलिपि / Copy to following:

1. मुख्य अभियन्ता (परियोजनाए), लोक निर्माण विभाग, नई दिल्ली को सूचनार्थ प्रेषित।
2. कार्यपालक अभियन्ता , शिक्षा अनुरक्षण मण्डल (पूर्व एवं उत्तर पूर्व) , लोक निर्माण विभाग, नई दिल्ली को आवश्यक कार्रवाई के लिए प्रेषित।
3. कार्यपालक अभियन्ता (विद्युत), शिक्षा अनुरक्षण विद्युत मण्डल, लोक निर्माण विभाग, नई दिल्ली को आवश्यक कार्रवाई के लिए प्रेषित।

अधीक्षण अभियन्ता ( शिक्षा अनुरक्षण इकाई-1)