

ITEM NO. 24 (E-11)

1. NAME OF THE SUBJECT/PROJECT: -

Approval of conceptual plan of construction of a new building for Charak Palika Hospital by demolishing the existing structures on Veterinary Hospital Complex.

2. NAME OF THE DEPARTMENTS: -

Health (Medical Sector), Architect & Civil Engineering.

3. BRIEF HISTORY OF THE SUBJECT/PROJECT: -

This 150 bedded Charak Palika Hospital was commissioned in early sixties as a Primary Health Centre in Barracks to provide out patient care to the residents of the then nearby villages. It is situated on a plot of land measuring 8381 sq. meters. The total covered area of the building is 5247 sq. meters & has a ground coverage of 1659 sq. meters. This district level hospital provides the following services & facilities:

- A. OUT PATIENT SERVICES in the disciplines of medicine, surgery, gynae; cardiology, paediatrics, orthopaedics, eye, ENT, dentistry, anaesthesia & physiotherapy.
- B. INDOOR PATIENT CARE SERVICES in medicine, surgery, cardiology, orthopaedics, paediatrics, gynae; eye, ENT & thalassaemia.
- C. ROUND THE CLOCK EMERGENCY & CASUALTY SERVICES.
- D. DIAGNOSTIC SERVICES in biochemistry, haematology, serology, FNAC, X-rays, ultrasound, ECHO & ECG.
- E. OPERATIVE FACILITIES in surgery, orthopaedics, gynae; eye & ENT
- F. MCWC, Ayurvedic & homoeopathic services.

The existing building of the hospital was constructed in phases (detailed below) to make available the space required for introduction of various services/facilities from time to time in order to keep pace with the developments in the field of medicine and to inculcate confidence in the minds of the public with regard to the standard of the services provided by the hospital.

| S. No. | Name of Facility/Building | Year of Introduction |
|--------|---|----------------------|
| 01. | Primary Health Centre | Early sixties |
| 02. | Maternity services | 1968 |
| 03. | Construction of indoor block | 1968 |
| 04. | Introduction of Specialist services in Gynae, Medicine, Surgery, Pathology, Anaesthesia. | 1972-73 |
| 05. | Upgradation to a 50 bedded Hospital | 1972 |
| 06. | Construction of OPD Block | 1973 |
| 07. | Increase in bed strength to 100 beds & construction of additional indoor block | 1978 |
| 08. | Introduction of Thalassaemia services | 1981 |
| 09. | Construction of new O.T. Block on 1 st Floor | 1984 |
| 10. | In case in Bed strength to 150 beds & introduction of Eye, ENT, Cardiology, Orthopaedic services and fulfilled emergency services | 1986 |
| 11. | Construction of New OPD Block | 1991-92 |
| 12. | Introduction of Ultrasound services | 1993 |
| 13. | Physiotherapy Services | 1996 |
| 14. | Automation of Biochemistry and Haematology Lab. | 1998 |
| 15. | ECHO & Colour Doppler services | 2000-01 |
| 16. | Air-conditioned private single rooms | 2002-03 |
| 17. | Total Hip & knee replacement surgery | 2003-04 |
| 18. | Arthroscopy services | 2005 |
| 19. | C. R. X-ray services | 2006 |
| 20. | Laparoscopic surgery | 2008 |

The structural strength and the lay out of the existing building is neither capable of taking any additional load of construction nor permit any change/alteration in the structure required for the improvement of services because of the following reasons:

- i) A portion of the building has already been declared dangerous and required to be demolished.
- ii) The building foundations are not strong enough to take additional load of new construction. Thus there is no scope for expansion of services even by vertical addition despite availability of FAR under the building bye-laws. Even the construction of a new block is not possible because of restrictions in the lay out plan of the area.
- iii) The structure of the building does not allow any internal change in the building because of various technical reasons.

- iv) Space approximately equivalent to 1.5 storeys has been lost in the rock as the building is on the top of the rock. This valuable space could only be reclaimed by demolishing the existing structure.
- v) The absence of basement is causing a squeeze in the parking space and the space for various miscellaneous services.
- vi) The patient movement and the movement of the machines and other gadgets from one block to other are cumbersome because the floor levels of different blocks are at different levels.

The construction of a new building by demolishing the existing structure would necessitate closing down of hospital services for a substantial period of time. But such a situation can not be allowed to arise in consideration of the importance and the essential nature of the hospital services.

The public find it difficult to reach the hospital as it is at a distance of 500 to 800 meters from the nearest bus stand and no public transport is available between the hospital and the bus stops on the Ring Road and Shanti Path.

Since the Veterinary Hospital Complex is on the main Shanti Path and is well connected both by road and rail, hence easily approachable. Consequently the department has proposed shifting of Charak Palika Hospital to the Veterinary Hospital Complex by constructing a new building after demolishing the existing structures there on.

4. DETAILED PROPOSAL OF THE SUBJECT/PROJECT: -

A 6 storey building with 2 level basement has been proposed for Charak Palika Hospital after demolishing the existing structures on the Veterinary Hospital Complex constructed on approximately 7300 Sq Meters plot. Shifting of the adjacent primary school has also been proposed to provide additional space required for fulfilment of various basic requirements of the project. The following structures would require demolition: -

- i) Existing Veterinary Hospital building.
- ii) Central Medical Stores (allopathic & Indian system of medicine)
- iii) Residential Quarters:
 - Type V= 2
 - Type IV=4
 - Type I= 12
- iv) Artificial Insemination Centre.

- v) Medical Stores (Vet.) Delhi Govt.
- vi) Premises occupied by Enforcement Unit (Monkeys & Large Animals)
- vii) Delhi Govt. lab.
- viii) Adjacent Primary School Building.

ALTERNATE SITES PROPOSED FOR THE EXISTING UNITS: -

- i) VETERINARY HOSPITAL: It will continue to function from its existing building till the completion of the project. Later on it would be shifted to the existing OPD block of CPH.
- ii) CENTRAL MEDICAL STORES: are being shifted to the basement of Dharam Marg Building.
- iii) RESIDENTIAL QUARTERS: Dir. (MH) will allot alternate accommodation.
- iv) PRIMARY SCHOOL. The children of the school will be shifted to the nearby schools.
- v) Delhi Govt. Units will be adjusted as per availability of space.

PROPOSED USE OF THE EXISTING CPH PREMISES: -

- i) Construction of Multi storey Residential complex for the essential duty staff.
- ii) Shifting of the Veterinary Hospital & other Ancillary Units.

5. FINANCIAL IMPLICATIONS: -

Civil Engineering department will work out the financial implication in detail after the approval of the conceptual plan. An allocation of a token sum of Rs. one crore has been sought provisionally under the plan schemes for the year 2009-10.

6. IMPLEMENTATION SCHEDULE WITH TIME LIMIT FOR EACH STAGE INCLUDING INTERNAL PROCESSING: -

Three years.

7. COMMENTS OF THE FINANCE DEPARTMENT/ EMPOWERED COMMITTEE ON THE SUBJECT: -

- 1. The primary school whose land has been proposed for hospital project should not be closed down but should be shifted to new premises.

2. The feasibility of management of various maintenance services on PPP model be explored to widen the scope of use of the proposed building.

8. COMMENTS OF THE DEPARTMENT ON THE COMMENTS OF THE EMPOWERED COMMITTEE: -

1. There is no proposal to close down the school. The children would be shifted to another place.
2. The question of management of various hospital services on PPP model would be decided at appropriate time as per NDMC policy on the subject.

9. LEGAL IMPLICATIONS OF THE SUBJECT/PROJECT: -

N.A.

10. DETAILS OF PREVIOUS COUNCIL RESOLUTION/ EXISTING LAW OF PARLIAMENT & ASSEMBLY ON THE SUBJECT: -

N.A.

11. COMMENTS OF THE LAW DEPARTMENT ON THE SUBJECT: -

None.

12. COMMENTS OF THE DEPARTMENT ON THE COMMENTS OF THE LAW DEPARTMENT: -

N.A.

13. CERTIFICATION BY THE DEPARTMENT THAT ALL CENTRAL VIGILANCE COMMISSION (CVC) GUIDELINES HAVE BEEN FOLLOWED WHILE PROCESSING THE CASE.

N.A.

14 RECOMMENDATIONS: -

The proposal of conceptual plan may be approved for:

- i) Shifting of Charak Palika Hospital from its existing site to Veterinary Hospital Complex.
- ii) Construction of a new building for Charak Palika Hospital as proposed **(Annexure-A) (See pages 136 – 146)** after demolishing the following existing structures:
 - a) existing Veterinary Hospital building
 - b) Central Medical Stores (Allopathic & Indian System of Medicine)
 - c) Residential Quarters.
 - d) Space occupied by Artificial Insemination Unit, Vet. Medical stores of Delhi Govt. Enforcement Unit for monkeys & large animals, incinerator and lab.
 - e) Shifting of school & demolition of its building.

COUNCIL'S DECISION

Resolved by the Council to accord in principle approval to the plan of shifting of Charak Palika Hospital from its existing site to Veterinary Hospital Complex as proposed in Annexure 'A' of the preamble after demolishing the following existing structures:

- a) Existing Veterinary Hospital building.
- b) Central Medical Stores (Allopathic & Indian System of Medicine)
- c) Residential Quarters.
- d) Space occupied by Artificial Insemination Unit, Vet. Medical stores of Delhi Govt. Enforcement Unit for monkeys & large animals, incinerator and lab.
- e) Shifting of school & demolition of its building.

It was also advised that the Department shall make a presentation on the subject to the Members of the Council on mutually agreed date/time. The approval was further subject to the condition that shifting of the students studying in the NDMC school adjoining Veterinary Hospital Complex in the neighboring NDMC schools will be ensured in such a manner that education of the children is not affected in any manner. This is a pre-condition for vacation of the school building.