

ITEM NO. 03 (A-15)

## 1. Name of the Project

Survey Report in respect of Demolition of existing structure of Veterinary Hospital along with housing complex and school building adjacent to Shanti Path Flyover at Moti Bagh.

## 2. Name of department

C-I Division, Civil Engineering Department

## 3. Brief History of the Project

Since the last few years the existing infrastructure and facility at Charak Palika Hospital (CPH) have been proving to be quite inadequate to cater to the aspirations of public that visit the CPH for treatment. As such there is an urgent need for up-gradation of existing structure as well as introduction of latest facilities which are required now- a-days in the CPH. Keeping this in consideration a proposal for up-gradation was mooted. Due to non-viability of existing building for vertical expansion and inadequacy of vacant land for required horizontal expansion, and the up-gradation, and inadequate adjoining area to existing building to support the proposed upgradation of CPH, construction of extension of CPH at Moti Bagh at the place of existing Veterinary Hospital after merging the existing plot of the school building has been proposed /planned. Accordingly these existing structures are required to be demolished.

## 4. Detailed proposal on the Project

A composite estimate for disposal of the existing building of Veterinary Hospital, residential complex and School Building has been prepared. This estimate has been prepared for demolition of existing structure to clear the space for construction of extension of CPH at Moti Bagh as the existing CPH is not capable to cope up with the patient treatment and there is no scope for up-gradation of the existing location. Therefore NDMC planned to construct new hospital in place of existing building of Veterinary Hospital, residential complex and School Building.

The Survey Report for existing structures have been prepared and the details are as under:-

~~For Secretary  
New Delhi Municipal Council  
Palika Mandra, New Delhi~~

## A) Detailed description of building:-

(Plinth area, accommodation, temporary, permanent, semi permanent, framed or traditional etc.)

(i) Area of the veterinary hospital	5700 sqm
(ii) Area of the housing complex	2000 sqm
(iii) Area of the school building	1203 sqm
B) (i) Capital cost of the veterinary hospital	
	Rs. 10,91,643.00
(ii) Capital cost of the housing complex	Rs. 3,88,873.00
(iii) Capital cost of the school building	Rs. 38,18,796.00
C) (i) Year of construction the veterinary hospital	
	1965
(ii) Year of construction the housing complex	1965
(iii) Year of construction the school building	1975
D) Life of building	
(Permanent traditional structure/ Load Bearing)	55 years as per CPWD manual 2010 Section 2.5.1 (e) page 9

(a) Veterinary Hospital building		
(i)	Book value	Rs. 63,67,723.00
(ii)	Cost of the material (Scrap value of salvage value)	Rs. 34,92,775.00
(iii)	Cost of demolition	Rs. 28,66,138.00
(iv)	Reserve Price (ii) – (iii)	Rs. 6,26,637.00
	Amount to be written off (i) + (iii) – (ii)	Rs. 57,41,086.00

(b) Housing Complex of Veterinary Hospital		
(i)	Book value	Rs. 28,39,965.00
(ii)	Cost of the material (Scrap value of salvage value)	Rs. 21,06,550.00
(iii)	Cost of demolition	Rs. 14,69,615.00
(iv)	Reserve Price (ii) – (iii)	Rs. 6,36,935.00
	Amount to be written off (i) + (iii) – (ii)	Rs. 22,03,030.00

(c) School building		
(i)	Book value	Rs. 21,66,005.00
(ii)	Cost of the material (Scrap value of salvage value)	Rs. 15,64,091.00
(iii)	Cost of demolition	Rs. 10,71,597.00
(iv)	Reserve Price (ii) – (iii)	Rs. 4,92,494.00
	Amount to be written off (i) + (iii) – (ii)	Rs. 16,73,511.00

The total reserve price for all the three building are

Rs. 6,26,637.00 + Rs. 6,36,935.00 + Rs. 4,92,494.00 = Rs. 17,56,066.00

The total amount to be written off as

Rs. 57,41,086.00 + Rs. 22,03,030.00 + Rs. 16,73,511.00 = Rs. 96,17,627.00

5. Financial implications of the proposed Project

Rs. 96,17,627.00 is to be written off on account of demolition of the existing building coming in the alignment of the proposed project with a sum of Rs. 17,56,066.00 as reserve price for demolished material.

6. Implementation schedule with timeliness for each stage including internal processing.

The work of dismantling and disposal of serviceable and unserviceable material will be clubbed with the main tender for construction of Hospital Building after change of land use by DDA.

7. Final Comments of the Finance Department on the subject with diary No. & Date.

FD has seen the case earlier at Page-12/N wherein department has submitted the reserve price of Rs. 24,65,900/-. While submitting the case for approval, Chairperson has recorded minutes at Page-22/N that "No action till the plot is amalgamated". Department has further stated at Page-23/N that L&DO has amalgamated the plots of Veterinary Hospital and School building vide OM dated 09.03.2015. Now the proposal has again been received in the Finance Department for approval with modified reserve price of Rs. 17,56,066/- duly checked by planning at Page-25/N. The Reserve price has now been worked out to Rs. 17,56,066/- at Flag A. The reasons for reducing Reserve price from Rs. 24,65,900/- to Rs. 17,56,066/- has been stated that the salvage value of the material has been reduced due to increase of the life of the material (depreciation value) and increase in the cost of dismantling due to increase in the rates of the labour.

In view of clarification brought on record w.r.t. observations of the FD, Page-26/N including certification that Survey Report has been prepared as per Section 6.8 of CPWD Works Manual, department may process its Survey Report amounting to Rs. 17,56,066/- duly checked by the Planning at Page-26/N & recommended by CE(C-I), for obtaining approval of the competent authority.

## 8. Legal implication of the Project.

No legal issues are involved in the project.

## 9. Details of previous Council Resolutions, existing law of Parliament and Assembly on the subject

Nil

## 10. Final Comments of the Law Department on the Project

Nil

## 11. Certification by the Department that all Central Vigilance Commission (CVC) guidelines have been followed while processing the Case.

Certified that all relevant CVC guidelines have been followed.


## 12. Recommendation

The case is recommended for approval of survey report of demolition of existing structure of veterinary hospital, housing complex and school building with

i) Reserve price of demolished material	=	Rs.17,56,066.00
ii) Written off amount	=	Rs. 96,17,627.00

COUNCIL'S DECISION

Resolved by the Council that this item be deferred with the direction that a comprehensive proposal for relocating and re-establishing the existing Veterinary Hospital be submitted before the proposal for demolition of the existing structure is placed before the Council for consideration.

  
 07/09/15  
 For Secretary  
 New Delhi Municipal Council  
 Patila Kendra, New Delhi