

ITEM NO. 13 (A-18)

Copy of Reso. No. 13(A-18)
of
Councils Ordinary Meeting
Dated 28.08.2015

1. NAME OF THE SUBJECT/PROJECT:

Improvement to Charak Palika Hospital, New Delhi.
SH: Construction of Additional Block at Charak Palika Hospital, Moti Bagh, New Delhi.

2. NAME OF THE DEPARTMENT/DEPARTMENTS CONCERNED:

CIVIL ENGINEERING DEPARTMENT -II, NDMC

3. BRIEF HISTORY OF THE SUBJECT/PROJECT:

There was initially a MCW centre in 1962 to 63, which was upgraded time to time by constructing wards etc. which is now called Emergency Block and finally a OPD Block was constructed in 1991. Presently Charak Palika Hospital is being run by NDMC which is a 150 bedded hospital situated at Moti Bagh, New Delhi. Emergency Block comprises ground floor + 2 Upper Floors and OPD is a four storied block having ground + 3 Upper Floors. During an inspection of Charak Palika Hospital carried out by Chairman, NDMC along with other Sr. Officers of NDMC on dated 13.06.2015, Director (MS)-CPH informed that the existing building is not capable to deliver necessary services due to increasing of nearby area population and sought additional space to cater the requirement of the hospital as per present needs. Accordingly, it was desired by the higher authorities to construct an additional block in rear open area. Accordingly, after discussions and consent of Dir. (MS)-CPH, C.A. Department has furnished Preliminary Drawings for construction of additional block proposed in rear open area abutting with existing old OPD block.

4. DETAILED PROPOSAL ON THE SUBJECT/PROJECT:

As per the requirement, meetings with Dir. (MS) & availability of space, C.A. Department has furnished revised drawings vide its letter dated 23.07.2015 wherein new block comprising of 4 floors has been proposed with extension of existing OPD block including some addition and alteration. Details of use activities are as under:-

Lower Ground Floor: Path Lab, Micro biology lab, pathologist, micro biologist.

Upper Ground Floor: Waiting area, Sample Collection Centre, Digital X-Ray, Physiotherapist, Doctors Room, REG Office, Toilets etc.

1st Floor: ICU, Recovery, Anesthesia Room, Store, Doctor Room, Connecting Passage to existing building.

IInd Floor: 2 Nos. Operation Theatre, Doctors Room, Patient Prep., NS, TSSU, Toilet, Connecting Passage to existing building.

The area of each floor is 413.62 Sq. Metre with a total proposed area including addition, alteration of existing building is 2104 Sq. Metre.

Estimate has been prepared on the basis of PAR 2012 + 7% Cost Index .

Details of proposed area are as under:-

Floor	Area of New Block (in Sq.m.)	Area under Addition/ Alteration of existing OPD Block (in Sq. m.)	Total Area (in sq.m.)
Lower Ground Floor	393.06	----	393.06
Ground Floor	----	112.75	112.75
Upper Ground Floor	432.87	----	432.87
Ist Floor	413.62	112.75	526.37
IInd Floor	413.62	112.75	526.37
3 rd Floor	----	112.75	112.75
TOTAL	1653.17	451.00	2104.17

As informed by C.A. Department, vide letter vide no. DCA(N)/D-631 dated 11.08.2015 that the case may not be referred to DUAC for their approval. Further, approval of ASI is also not required in this case. Cases for obtaining permission from Forest Department (for cutting of trees falling in profile of the proposed block) and Delhi Fire Service are under preparation and shall be processed after approval of A/A & E/S as some expenditure to be incurred for depositing the requisite fee.

Consultancy for design of the building, specifications of various building components, detail drawings etc. is being done in-house, however, for designing and drawing of structural members, services, consultancy shall be outsourced through calling of e-tender.

5. FINANCIAL IMPLICATIONS OF THE PROPOSED PROJECT/SUBJECT:

The preliminary estimate amounting to Rs. 10,84,59,000/- has been worked out on the basis of PAR as on 01.10.2012 circulated vide CPWD No.62/SE(TAS)/Plinth Area Rates/ 399 dated 24.12.2012 and Cost Index as 107 over PAR as on 01.10.2012 base 100 circulated by CPWD vide No.DG/Cost Index/02 dated 15.12.2014 duly checked by the Planning Division. The details are as under:-

1. Civil work	:	Rs. 6,94,94,565/-
2. Electrical work	:	Rs. 2,83,09,169/-
3. Fire work	:	Rs. 74,96,067/-
Total	:	Rs. 10,52,99,801/-
Add Contingency 3%	:	Rs. 31,58,994/-
Total	:	Rs. 10,84,58,795/-
Say Total	:	Rs. 10,84,59,000/-

6. IMPLEMENTATION SCHEDULE WITH TIMELINESS FOR EACH STAGE INCLUDING INTERNAL PROCESSING

Time for completion of the Project is 12 months after award of the work.

7. FINAL COMMENTS OF THE FINANCE DEPARTMENT ON THE SUBJECT WITH DIARY NO. & DATE.

Finance Department mentioned vide their Diary No.1924/Finance/R-Civil dated 25.08.2015 that "The case deals with accord of AA&ES to the PE amounting to Rs. 10,84,59,000/- in respect of construction of Additional Block at Charak Palika Hospital, Moti Bagh, New Delhi. The record reveals that presently a 150 bedded hospital, Charak Palika Hospital, is being run by NDMC at Moti Bagh and during the inspection of area on 13.06.2015 by the Chairman along with HODs, it was learnt that existing hospital is not

able to meet out functional requirement due to increasing population. Accordingly, to meet out the present requirement the instant proposal has been initiated. An estimate amounting to Rs.10,84,59,000/- based on PAR 2012/13 plus cost index duly checked by the Planning at page 6/N and recommended by CE (C-II) at page 10/N has been processed by the Department. The estimate is based on the preliminary drawing furnished by CA Department for the proposed work of four storied block having lower ground floor, upper ground floor, first and second floor with connecting passage at first and second floor. An area lying open in between the existing incinerator is also proposed to be constructed with some addition and alteration of main OPD as per drawing received from CA Department.

The Department has stated that the case is required to be placed in the Council meeting to be held on 28th August.

In view of clarifications of the Department at page 9 - 10/N, including that the drawings have been accepted by Director (MS)-CPH and approval of ASI is not required and case is not to be referred to DUAC and further that rate of cost index over PAR in respect of civil and electric work have been covered appropriately, the Department may place the case for consideration of Council. However, while placing the case before the Council the Department is also advised to bring on record (i) the status of obtaining permission from Forest Department and Delhi Fire Services etc, (ii) that the estimate is not unnecessarily inflated (iii) justification regarding taking decision of construction with RCC frame or steel structure at the time of DE, (iv) details of area of plot upon which construction is to be made and area of construction in the proposed project alongwith per sq.ft cost based on estimated cost viz-a-viz the present per sq.ft construction cost as per open market and due justification for variation between the two, (v) as per DPR the total construction area is 2104 sq. mtr say 22649 sqft. The cost of construction per sqft in this case works out to Rs.4,788.69 whereas in other case of construction of flats at Sector-VI, Pushap Vihar per sqft construction cost is worked out by Department as Rs.5,866/-. The reason for such difference may be brought on record as both estimates are based on PAR 2012/2013 and (vi) whether proposal fulfills BIS prescribed norms for "super speciality hospital".

Comments of Department

- (i) Exercise for processing the case towards obtaining tree cutting permission from Forest Department has been completed and the same shall be applied very soon after obtaining A/A & E/S of the project. Regarding, status of Fire NOC, C.A. Department has already requested vide letter dated 18.08.15 to furnish detail drawings with all necessary details and dimensions, documents to F.O.-cum-N.A. at the earliest and F.O.-cum-N.A. has been requested to process the case for obtaining fire safety certificate.
- (ii) The Estimate has been prepared on the basis of PAR 2012/13 plus applicable cost index which has duly checked by the Planning and not inflated.
- (iii) Decision whether the block is to be constructed with RCC Frame Structure or steel frame structure is depends on nature of soil for which investigation shall be carried out and structural consultant shall be appointed after approval of A/A & E/S by the Council.
- (iv) Plot area of Charak Palika Hospital wherein the additional block proposed is approximately 7850 sq.m. and area proposed for additional construction is approximately 2104 sq.m. i.e. 22649 sq.ft. Out of total cost of Rs.10,84,59,000/- cost of civil work is only Rs.6,94,94,565/- and rest of the amount is for Electrical and Fire Fighting works. The cost of civil work has been worked out Rs.3068/- sq. ft. It is further added that the building block is centrally Air-Conditioned. Regarding comparison with Market Rate it is submitted that the estimate has been prepared on the prescribed norms by CPWD i.e. PAR which is for the purpose of A/A & E/S. However, cost comparison with open market shall be done at the time of tenders when justification will be prepared on the basis of prevailing market rates.
- (v) Matter discussed with concerned E.E. of the Project of Saket and it has been informed by them that there is two basements are proposed in Saket whereas in this case no basement is proposed.

(vi) Department has never proposed for 'Super Specialty Hospital', however, proposal has only processed after the concurrence of user department i.e. Dir. (MS)-CPH.

8. LEGAL IMPLICATION OF THE SUBJECT/PROJECT:

---NIL---

9. DETAILS OF PREVIOUS COUNCIL RESOLUTION, EXISTING LAW OF PARLIAMENT AND ASSEMBLY ON THE SUBJECT:

---NIL---

10. FINAL COMMENTS OF THE LAW DEPARTMENT ON THE SUBJECT/PROJECT.

---NIL---

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

Certified that necessary guidelines of CVC have been followed while processing the case.

12. RECOMMENDATION

(i) The case is placed before Council for approval for accord of A/A & E/S of the preliminary estimate amounting to Rs.10,84,59,000/- for "Improvement of Charak Palika Hospital, Moti Bagh. SH:- Construction of additional Block at Charak Palika Hospital, Moti Bagh, Delhi.

(ii) Accord approval for further necessary action in anticipation of the confirmation of the minutes of meeting.


13. Draft Resolution

(i) Resolved by the Council that A/A & E/S of the preliminary estimate amounting to Rs.10,84,59,000/- for "Improvement of Charak Palika Hospital, Moti Bagh. SH:- Construction of additional Block at Charak Palika Hospital, Moti Bagh, Delhi.

(ii) Further resolved by the Council that subsequent action be taken in anticipation of confirmation of the minutes of the Council.

COUNCIL'S DECISION

Resolved by the Council that this item be deferred with the direction to bring the proposal, with complete plan of redevelopment of Charak Palika Hospital and Veterinary Hospital, before the Council in the next meeting.


07/09/15

For Secretary
New Delhi Municipal Council
Palika Kendra, New Delhi