**ITEM NO. 05 (A-24)**

**1. Sub: Improvement to Staff Quarters at Rohini.**

**SH: Improvement to 256 NDMC Staff Quarters, Sector-XI, Rohini.**

**2. Name of Deptt./Deptt. Concerned**

Civil Engineering Department, NDMC.

**3. Brief History of the subject/project:**

There are 256 flats (type-III 220 & type-II 36 Flats) at NDMC Housing complex Rohini, Sector-XI, Extension. These flats were constructed in the year 1999-2000. The present condition of the existing mosaic and plain cement concrete flooring in these flats was not good and requires improvement as per latest norms.

The RWA of the Housing complex has requested number of times about this and to improve this complex. References were received from the RWA time to time.

The Project report of this work had also been prepared based on ground situation accordingly the preliminary estimate was prepared as per approved project report by the Technical sub-committee and PE sanctioned by Council vide Item No. 06(A-01) dated 26.04.2012 **(Annexure-I See pages 36 - 39)**. After completing all codal formalities tenders were invited to cater the items to be taken up for execution.

**4. Detailed proposal on the subject/project:**

A Preliminary Estimate amounting to INR 3,35,80,000/- based on approved project report by the Technical sub-committee in respect of “Improvement to Staff Quarters at Rohini SH: Imp to 256 NDMC Staff Quarters, Sector-XI, Rohini” was sanctioned considering the following major items:

1. Providing and laying vitrified floor tiles in type-III flats and ceramic floor tiles in type-II flats.
2. Providing and fixing flush door shutters with 1mm lamination sheet on both sides in WC and bath room.
3. Ceramic wall tiles in the passage along with WC and bathroom.
4. Other co-related items.

After completion of codal formalities, the item rates tenders for the said work were invited through e-procurement system and the same were opened on 30.07.2012 after giving wide publicity through leading newspapers and Delhi Govt. e-procurement system.

In response to call of tender, ten bids were received out of which six bidders fulfilled the technical criteria as per NIT condition and their financial bids were opened. Tenders of following four bidders were not opened as per following reasons:

1. Shri Charanjit Bhasin : Earnest money was not deposited.
2. M/s Krishn Murari Sharma : Scanned copy of work experience

& Sons and required certificate of financial turn over were not submitted

(c) The Krishna Constn. Co. : Scanned copy of work experience,

bidding capacity along with undertaking were not submitted.

(d) M/s Bhasin Constn. Co. : Not uploaded the tender documents.

The details of tenders opened are as under:-

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| S.  No. | Name of Agency | Tendered Amount in INR | % w.r.t. Estimated cost of  INR 2,79,38,444/-above/below | Remarks |
| 1. | M/s Mathra Dass Ahuja  & Sons | 1,90,12,791/- | 31.95% below | L-1 |
| 2. | Sh. Bipin Kumar | 1,99,60,948/- | 28.55% below | L-2 |
| 3. | M/s RCC Developer Ltd. | 2,10,72,240/- | 24.58% below | L-3 |
| 4. | M/s R.K. Jain & Sons | 2,14,04,172/- | 23.39% below | L-4 |
| 5. | M/s Satish Chand  Rajesh Kumar (P) Ltd. | 2,30,41,347/- | 17.53% below | L-5 |
| 6. | M/s Puja Construction  Co. | 2,31,05,722/- | 17.30% below | L-6 |

Justification statement of rates based on prevailing market rates was prepared by Division and checked by Planning Division as 7.22% below the Estimated Cost of INR2,79,38,444/-. The tendered amount of lowest tenderer is INR 1,90,12,791/- which is 31.95% below the Estimated Cost. The tendered amount of lowest tenderer is 26.65% below the Justified Cost.

**5. Financial implications of the proposed project/subject:**

A/A & E/S amounting to INR 3,35,80,000/-, the scheme exist in the budget book of 2012-13 at Page-298 under COA-4124000/FC-06 with NIL budget provision. As the time period of this work is 17 Months hence an amount of INR 70 lacs has been sought in the RE-2012-13 and remaining amount will be sought in BE-2013-14.

**6. Implementation schedule with timeliness for reach stage including internal processing**

1. months from the date of award of work.

**7. Comments of the Finance Department on the subject:-**

A/A & E/S for the work was accorded by Council amounting to INR 3,35,80,000/- and estimated cost put to tender is INR 2,79,38,444/-. Against the tender amount of INR 1,90,12,791/- the justified cost has been worked out as INR 2,58,50,606/-. Tender rates are 31.95% below the Estimated Cost and 26.65% below the justified cost. The department needs to bring on record while submitting the case before the Council, the reasons for such large variation between A/A & E/S, Estimated cost, tender cost and justified cost. The department also needs to ensure that quality of work during execution would be maintained as per the specification & provisions of the approved NIT and there would not be any unnecessary/major deviation during execution of the work.

Since the offer of L-1 being recommended by CE(C) for acceptance, as the rates of L-1 firm are well below the justified rates, FD has no objection to the proposal of the deptt. to accept the tender of L-1 firm, i.e. M/s Mathra Dass Ahuja & Sons, at the tendered amount of INR 1,90,12,791/- which is 31.95% below the EC of INR 2,79,38,444/- against the justification of 7.22% below EC and 26.65% below the Justified cost as checked by Planning.

**8. Comments of department on Comments of Finance Department**

The Preliminary Estimate was framed based on DSR-2007+51% Cost Index + market rate+3% contingencies whereas the Detailed Estimate was framed based on DSR-2012+market rate+3% contingencies. Due to the reasons of revision in DSR, rates of some items like vitrified/ceramic tiles, WC etc. are lower in DSR 2012 as compared to rates of DSR 2007 with cost index (51%). Hence, there is a difference between amount of PE and DE. The tendered amount is quoted by the L-1 agency and the Justification has been prepared based on the prevailing current market rates by division and checked by Planning. It is ensured that Quality of work during execution would be maintained as per specifications and provisions of the approved NIT. It is further ensured that inescapable deviations only will be considered if required, within the permissible limit.

**9. Final views of Finance Department:-**

Finance Department has concurred the proposal vide diary No.1921/Finance/R-Civil dated 19.09.2012.

**10. Legal implication of subject/project:-**

Nil

**11. Details of the previous Council’s Resolution existing laws of Parliament And Assembly on this subject:-**

Administrative Approval and Expenditure Sanction accorded by Council vide Resolution No. 06(A.01) dated 26.04.2012 for `3,35,80,000/-.

**12. Comments of the law department on the subject/project:**

It has no legal issue please.

**13. Comments of the department on the comments of Law Departments**

Nil

**14. Final view of Law Department (wherever necessary)**

It has no legal issue please.

**15. Certification by the department that all central vigilance commission (CVC) guidelines have been followed while processing the case.**

It is certified that all CVC guidelines have been followed.

**16. Recommendations:-**

The case is placed before the Council for acceptance of the lowest offer of M/s Mathra Dass Ahuja & Sons with a tendered amount of INR 1,90,12,791/- (Rupees One Crore Ninety Lakhs Twelve Thousand Seven Hundred Ninety One Only) for the work “Imp to Staff Quarters at Rohini SH: Imp to 256 NDMC Staff Quarters, Sector-XI, Rohini” which is 31.95% below the Estimated Cost of INR 2,79,38,444/-. The tendered amount by the lowest tenderer is 26.65% below the Justified Cost. Further, permission may also be granted to take further action in anticipation of confirmation of minutes of the Council.

**17. Draft Resolution:**

Resolved by the council that the work of “Imp to Staff Quarters at Rohini SH: Imp to 256 NDMC Staff Quarters, Sector-XI, Rohini” is awarded to the lowest tenderer M/s Mathra Dass Ahuja & Sons which is 31.95% below the Estimated Cost of INR 2,79,38,444/- with a tendered amount of INR 1,90,12,791/- (Rupees One Crore Ninety Lakhs Twelve Thousand Seven Hundred Ninety One Only) and 26.65% below the Justified Cost. Permission is also granted for taking further action in anticipation of confirmation of the minutes of the Council.

**COUNCIL DECISION**

Resolved by the Council:

1. That the work of “Imp to Staff Quarters at Rohini SH: Imp to 256 NDMC Staff Quarters, Sector-XI, Rohini” is awarded to the lowest tenderer M/s Mathra Dass Ahuja & Sons which is 31.95% below the Estimated Cost of `.2,79,38,444/- at a tendered amount of `.1,90,12,791/- which is 26.65% below the justified Cost.
2. That further action may be taken by the Department in anticipation of confirmation of the Minutes by the Council.

**ANNEXURE - I**

**ITEM NO. 06 (A-01)/26.04.2012 & 01.05.2012**

**1. Name of the subject/project:**

Sub:- Improvement to Staff Quarters at Rohini.

SH:- Imp. to 256 NDMC Staff Quarters, Sector – XI Rohini.

**2. Name of Deptt./ Deptt. concerned:**

Civil Engineering Department, NDMC

**3. Brief history of the subject/project:**

There are 256 flats (type –III 220 & type-II 36 Flats) at NDMC Housing Complex Rohini, Sector-XI Extension. These flats were constructed in the year 1999-2000. The present condition of the existing mosaic and plain cement concrete flooring in these flats is not good and requires improvement as per latest norms.

The RWA of the Housing Complex has requested at number of times about this and to improve this complex. References received from the RWA are also placed in the file.

The Project report of this work has also been prepared and duly singed by the officers concerned as per the standing order issued by SE(Planning).

The estimate has been prepared as per approved project report by the Technical sub-committee.

**4. Detailed proposal on the subject/project:**

For up-gradation of the Housing Complex, following major items have

been considerate in the proposal.

1. P/L vitrified floor tiles in type-III flats and ceramic floor tiles in type-II flats:- During course of inspection by Senior Officers of NDMC it was noticed that the condition of floor is not appreciable and therefore flooring with tiles may be provided as improvement works to the flats as has been done in other complexes.
2. P/F flush door shutters with 1mm lamination sheet on both sides in WC and bath room:- Earlier 12mm thick particle board are provided in the existing paneled door shutters of bath room and WC. This has been damaged due to water.
3. Ceramic wall tiles in the passage along with WC and bathroom:- This is also an improvement nature of work.
4. Other co-related items have also been taken in the estimate.

**5. Financial implications of the proposed project/subject:**

The Improvement works being carried out to increase the life of the structure and hence the socio-economic aspect will be met. These improvements to staff quarters will benefit the habitant staff of NDMC P.E. amounting to Rs.3,35,83,000/- has been prepared for obtaining A/A & E/S.

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

1. 15 Months from the award of the work.
2. Likely date for processing

(i) D.E. - 15.05.2012

(ii) NIT - 15.06.2012

(iii) Tender Award - 30.09.2012

**7. Comments of the Finance Department on the subject:**

Finance Department observe as under:

1. The item taken in the estimate such as vitrified tiles in type-III flats and ceramic floor tiles in type-II flats, P/F flush door shutters with 1mm lamination sheet on both sides in WC and bath rooms, ceramic wall tiles in the passage along with WC and bathroom, flush pointing with cement mortal and other correlated items, deptt. ensure that the existing items have outlived their lives.
2. Deptt. may certify that the proposal in hand is within the norms of NDMC and meant for these types of flats and there is no other economic way to fulfill the requirement.
3. Deptt. also bring on record whether this type of treatment has been given to other complexes of the NDMC.
4. The project report placed in the file may be signed by all the members and necessary corrections, i.e. HOA, estimated cost etc. may be done on the same.
5. Deptt. may bring on record the total expenditure incurred during the last three years for annual repair and maintenance and on special repairs if any.
6. It needs to be ensured that dismantled items have been taken into consideration properly.
7. Another estimate for this complex has also been received in F.D. The deptt. may clarify as to why a single estimate cannot be prepared to, so that to call one tender for entire work.
8. There is no budget provision for 2012-13 under the proposed HOA. Availability of funds for execution of work may be clarified.
9. The deptt. may certify that items and specifications taken in the estimate are within approved norms of NDMC for these types of flats.

**8. Comments of the Department on comments of Finance**

**Department:**

Parawise clarifications to the observations raised by finance department are as under:-

1. (i) The items like P/L vitrified tiles in type-III flats and ceramic floor tiles in type two flats are taken in the estimate as per modification of circular issued vide No.D/67/EC/C-II dated 31.01.2008 (placed in the file) as the condition of existing floors are not appreciable/good condition.

(ii) The item of flush door shutters with 1mm lamination sheet on both sides in WC and bath rooms are taken in the estimate to replace the damaged and outlived their lives.

(iii) Flush pointing has been taken on the roof to stop the seepage from the roof in rainy season as the existing pointing has been damaged.

2&9 It is certified that the estimate has been framed within the norms/approved norms of NDMC and meant for these type of flats and there is no other economic way to fulfill the requirement.

3. This type of work has already been executed in other Housing Complexes of NDMC of per modified norms please.

4. All the Sub-Committee members mentioned in the circular issued by SE(Planning) and placed at Page-73 have already signed the project report. The estimated cost has now been corrected in the project report at the time of signing the PR SE(BM) was incharge of both SE(BM-I) & SE(BM-II).

5. Details of expenditure incurred during the last three year for A/R & M/O is enclosed herewith. Further no work has been executed on special repairs to this complex during the last three year.

6. Credit for the material received after dismantling has been taken in the estimate please.

7. This estimate was prepared and submitted in the year 2011. Modifications are being incorporated time to time in this estimate accordingly to the requirement of allotties, modifications in norms and decisions reviewed by Senior Officers. The scope of work of this proposal differs from the other estimate submitted to Finance Department.

8. Though the scheme exist in the budget book, but the provision for this enhance scope of work was not taken in the proposed budget. However this amount will be sought in the R.E(Revised budget estimate) 2012-13.

**9. Final views of Finance Department:**

In view of information brought on record at 11/N and 13/N by the deptt.. Deptt. may process the PE amounting to Rs. 3,35,83,000/- for approval of the competent authority. Availability of funds needs to be ensured in RE-2012-13 as stated at P-11/N.

**10. Legal implication of the subject/project:**

NIL

**11. Details of previous Council Resolution, existing law of Parliament and Assembly on the subject:**

NIL

**12. Comments of the Department on the comments of Law Department:**

LA has seen the case.

**13. Final view of Law Department (wherever necessary):**

It has no legal issues.

**14. Certificate that all Central Vigilance Commission’s guidelines have been followed while processing the case:**

Certified that all Central Vigilance Commission (CVC) guidelines have been followed while processing the case

**15. Recommendation:**

The case is placed before the Council for obtaining A/A & E/S amounting to Rs.3,35,80,000/- for Improvement to Staff Quarters at Rohini.

**16. Draft Resolution:**

Resolved by the Council, that the proposal for Improvement to Staff Quarters at Rohini amounting to Rs.3,35,80,000/- as proposed by the Sub-committee has been approved and department to initiate action in anticipation of confirmation of the minutes by the Council.

**COUNCIL’S DECISION**

Resolved by the Council to accord approval to the proposal of the Sub-committee for Improvement to Staff Quarters at Rohini, at an estimated cost of `.3,35,80,000/-.

It was also resolved by the Council that further action may be taken by the Department in anticipation of confirmation of the minutes by the Council.