**ITEM NO. 12 (A-42)**

**1. Name of the Subject/ Project**

Sub:- Redevelopment of Connaught Place – Extension of Agreement & Deferment of two nos. New Subways.

**2. Name of the Department**

Civil Engineering Department, C.P. Project Team.

**3. Brief History of the Subject/ Project**

**a.** A proposal of re-development of Connaught Place, as per the detailed Project Report for `671 crores was approved by the Council on 21.11.2007. M/s Engineers India Limited was appointed as Turnkey Consultant and the scope of the work for the Turnkey execution for Redevelopment of Connaught Place and its precincts design, engineering, construction and commissioning of works for re-development of the Connaught Place was approved by Council vide agenda item No. 28(A-18) dated 28.04.2008 (the copy is annexed at **Annexure ‘A’ See pages 126 - 131).**

The Council, has approved the proposal only for `61522 lacs and did not approve Package No.8 of `5575 lacs. The administrative approval was therefore limited to `61522 lacs submitted by M/s EIL. The Council in meeting dated 25.06.2012 vide item No. 13(A-18) resolved as under:-

***Resolved by the Council to approve the following :-***

1. The items of `13215 lac as per details in para 4(b) above to drop, for which the work has not been awarded by EIL.
2. The reduce scope of work by deleting the four new proposed subways at Yusufzai Market, Estate Entry Road, Chelmsford Road, P-block SBS Marg, and few new mouths proposed at existing subways and the proposed underground water storage tank of 27 lacs litre capacity at Shivaji Stadium.
3. The installations of VCB HT & LT panels and RMU - LT main compatible with NDMC system as suggested by Elect. Deptt. and having financial implication of `7.7 crore which is within permissible variation.
4. The efforts to make further reduced the expenditure and incur additional expenditure, if any on items which were not originally included in the existing contracts and
5. The revised administrative estimate for the amount of `477.02 crore for the work executed through EIL and to extend the agreement with EIL upto 31st Dec.2012.

b**)** The EIL had reviewed these packages and re-grouped the packages for carrying out the works. The same is placed at **Annexure-‘B’ See page 132.**

The following items are not being pursued immediately and have been either dropped or deferred.

1. DMRC Vomitories - 560 lacs
2. Horticulture - 224 lacs
3. CCTV/PA System in

Underground parking’s - 672 lacs

(iv) Under-ground parking - 11199 lacs

1. Retro fittings - 560 lacs

` 13215 lacs

**c)** Against the re-grouped items of `477.02 Lac which were taken up for execution, the EIL has awarded the contracts for `43899 Lac excluding PMC charges of EIL. In certain items there is a savings while in others there are increases from the revised packages estimated by EIL. The sub-head package awarded value and increased or decreased in their estimated as DPR are given in **Annexure-‘C’ See pages 133 - 134.**

**d)** The amendment to Consultancy Agreement and further way forwarded was resolved by Council as per item No. 13(A-18) dated 25.06.2012 as below. The copy of agenda item No. 13(A-18) dated 25.06.2012 is annexed at **Annexure-‘D’ See pages 135 - 141**.

**e)** It is further placed on record that so far NDMC has made payments of `32500 lacs while the EIL has informed that they have made expenditure of `29600lacs till 7th January’ 2013.

**f)** The progress of works are regularly monitored at various levels i.e. Secretary (Petroleum & Natural Gas) Govt. of India, Ministry of P&NG, Chief Secretary, GNCT Delhi, Chairperson, NDMC etc., VIth Review Meeting was held under Chairmanship of Chief Secretary, GNCT Delhi on 26.11.2012 followed by site inspections by Chief Secretary alongwith Principal Secretary, Urban Development, Secretary, Urban Development, Govt. of India and Chairperson, NDMC on 01.12.2012 and followed by visit of Chief Secretary on 12.01.2013.

4. **Proposal:-**

a) In the VIth Monitoring Committee Meeting held on 28.11.2012, the issue was also discussed regarding the balance work of two new subways at G-block & H-block. NDTA had strongly opposed for the construction of these two new subways and further citing the UTTIPEC Guidelines duly approved by the Hon’ble L.G. for constructing the subway (Underpass) for pedestrian crossing. It was discussed with UTTIPEC (Unified Traffic & Transportation Infrastructure Planning & Engineering Centre) and it has been intimated that in 31st UTTIPEC Governing Body Meeting held on 10.06.11 under the chairmanship of Hon’ble Lt. Governor of Delhi, the guidelines/checklist in regards the pedestrian crossing was approved in the subject title **“FOB need criteria and design guidelines”** F.2(02)2010/UTTIPEC. The aforesaid minutes of meeting of UTTIPEC of Governing Body was issued vide No.F.1(2)2011/UTTIPEC/31st/D-189 dated 6.7.11 and copy is annexed at **Annexure ‘E’ See pages 142 - 161.**

In regards the pedestrian crossing, the three options such as FOB, Underpass (Subway) and at grade crossing were discussed and the following guidelines was approved after the detailed discussion in various working groups of UTTIPEC under the Jt. Commissioner of Police (Traffic), PWD, DIMTS etc.

The FOB needs criteria and design guidelines along with mentioned directions.

1. FOBs are to be the exception, not the rule. They are to be provided only under circumstances where no at-grade crossings are feasible.
2. Underpass not to be provided at all, unless under extreme circumstance where no other solution (including FOBs) are feasible.
3. At-grade crossings (raised table-tops or zebra crossings) with pedestrian/pelican signals and adequate signage and traffic calming measures are to be used on all Urban Roads within city limits. Pedestrian Signals (approx.20 Sec.) should be synchronized along with the nearest full-traffic signals along all roads including arterials and sub arterials, for smooth movement of traffic along with safe pedestrian/NMV crossing.

b) The construction of four new subways in the Outer Circle of Connaught Place were to be taken up in three phases and four other new subways were already been deferred by Resolution No.13(A-18) dated 25.06.11. The present status of four new subways are as under:-

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **S.No** | **Location of Subways** | **Status of Construction of Stage** | | | **Remarks** |
| **Phase-I** | **Phase-II** | **Phase-III** |
| 1. | G-Block, Panchkuian Road | Completed | Not started | Not started | Work taken up before CWG and not started till date. |
| 2. | H-Block Railway Colony | Completed | Not started | Not started |
| 3. | N-Block ECE House | Completed | Completed | Not started | In progress |
| 4. | M-Block Gopaldas Bhawan | Completed | Work is in progress | Not started | In progress |

c) In pursuance the direction given in the VIth Monitoring Committee to defer two subways at G-Block, Pachkuian Road & H-Block Railway Colony, M/s EIL (Turnkey Consultant) informed vide letter No.EIL/1038/NK/1086 dated 24.12.2012, the status of expenditure incurred on these two subways as under:-

|  |  |  |
| --- | --- | --- |
| Sr. No. | Location of Subways | Cost incurred till date as informed by EIL |
| 1. | G-Block, Panchkuian Road | 1,49,69,145/- |
| 2. | H-Block Railway Colony | 1,71,82,732/- |

d) As the cost incurred so far on the construction of G & H block subways are Rs.1.49crore and Rs.1.71 crore respectively, which is only for the 1/3rd portion of the subways. Therefore, approximately 2/3rd expenditure is still required to be incurred for the entire completion of the subway and the further expenditure on O&M regularly can be saved if we do not undertake remaining construction.

e) In the aforementioned circumstance, the further construction of these two subways are not to be taken up and the space already constructed can be developed/finished for a profitable use after some changes if approved.

f) The construction of feeder corridor have to be made at 26 locations across the Outer Circle. After long discussion and deliberation by the EIL with Delhi Traffic Police, the precast section of RCC pipe, ducts, hume pipe or any other suitable precast section be used as an alternate feeder corridor instead of open cut feeder corridor for crossing the Outer Circle at so many places.

Accordingly, EIL has laid sufficient quantity of RCC pipes as per site suitability and the requirement at 22 locations. EIL further suggested RCC hume pipe at remaining four locations i.e. SBS Marg, RR4, RR6 (ESS Connaught Place) and RR7 (Barakhamba Road Crossing) vide No.EIL/1038/NK/NDMC/947 dated 18.08.2012. The user department (i.e. Electrical Deptt. NDMC)has not agreed with the alternate section (RCC Hume). After detailed discussions with Electrical Deptt. by EIL an alternate section of MS Box Duct of size 2500 x 2200 mm and 2000 x 2100 mm were found technically feasible and suitable as per their requirement for crossing the outer circle road having sufficient space for maintenance.

M/s EIL informed vide letter No. EIL/1038/NK/1044 dated 20.11.2012 that `3.70crore will be the cost for making steel box service duct across the outer circle at four locations for completion & connectivity to service corridor, for the required services. Further, EIL had certified that expenditure will not exceed from `477.02crore approved by Council. The revised time for completion of the project as informed by EIL is 30.06.2013.

Although there is a delay in completion of the work by EIL, and the target date of completion have been revised by the EIL. There may be legal issues of the contractors with EIL. Now the project is on very advanced stage and some of the important work like Façade, Civil Work of service corridor, surface development is nearing to the completion. The laying of services in the service corridor and making the last connectivity upto the consumer connection is to be done by the EIL.

Therefore, it is proposed to extend the period of contract with EIL as ‘Trunkey Consultant’ upto 30.06.2013.

**5. Financial Implication of the proposed project/ subject**

As informed by EIL the amount incurred in construction of phase-I of the two subways, which are proposed to be closed at this stage is `3,21,51,877/- and these space shall be converted into profitable use after some changes if permitted. Additional expenditure of `3.7crore on steel box duct shall be met out within the revised estimate of `477.02crore.

**6. Implication schedule with timelines for each stage including internal processing**

The balance works to be completed by 30th June, 2013 as informed by the EIL.

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

1. The proper reasons/justifications for not construction of two subways at G&H Block was sought.

2. The clarification was asked to inform Council about the steel duct box at four location across the Outer Circle.

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

The reasons / justification as sought was given in the revised submission to Finance Deptt. for consideration and concurrence. The above proposal was approved for placing before Council.

**9. Legal implications of the subject/ project**

There is no legal issue.

**10. Details of previous Council Resolutions, existing Law of Parliament and Assembly on the subject**

Resolution No. 12 (A-52) of dated 21.11.2007

Resolution No. 28 (A-18) of dated 28.04.2008

Resolution No. 13 (A-18) of dated 25.06.2012

**11. Comments on the Law Department on the subject/ project**

No comments.

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

N/A

**13. Certification by the Department that all Central Vigilance Commission (CVC) guidelines have been followed while processing the case.**

CVC guidelines adhered.

**14. Recommendations**

1. It is submitted for information to Councilthat`3.70crore will be the cost for making steel box service duct across the outer circle at four location for completion & connectivity to service corridor for services. Further EIL has certified that expenditure will not exceed from `477.02crore as approved by Council in way forward vide resolution No.13(A-18) dated 25.06.2012.
2. The proposal is placed before the Council for approval of following:-
3. To extend time line for completion of the project upto 30.06.2013.
4. Not to undertake further construction of two new subways at G-block & H-block out of four new subways taken in hand for construction as given below:-

|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| Sr. No. | Location of Subways | Status of Construction of Stage | | | Cost Incurred till date | Proposal/  Recommendations |
| Phase-I | Phase-II | Phase-III |
|  | G-Block, Panchkuian Road | Completed | Not  Started | Not Started | 1,49,69,145/- | To utilize the portion already completed for a profitable user. |
|  | H-Block Railway Colony | Completed | Not  Started | Not Started | 1,71,82,732/- |

**COUNCIL’S DECISION**

The Council resolved, by majority to :-

1. Extend time line for completion of the project upto 30.06.2013.
2. Not to undertake construction of two new subways at G-block & H-block out of four new subways taken in hand, as per details given in para 14 of the agenda.
3. Information for Construction of Steel Box Service Ducts at four places across the Outer Circle for completion and connectivity to service corridor was noted by the Council, with the rider that it should be ensured that total expenditure will not exceed Rs.477.02 crores as approved by the Council vide Resolution No. 13/A-18 dt. 25.06.12.