

**NEW DELHI MUNICIPAL COUNCIL**  
**PALIKA KENDRA : NEW DELHI.**  
**COUNCIL'S MEETING NO. 10/2010-11 DATED 14.01.2011 AT 1-30 P.M.**

**Arrangement of business**

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08 (B-35)	Augmentation/ replacement of 33 KV old switchgear with new GIS switchgear at ESS AIIMS, Vidyut Bhawan and Baird Lane. SH: SITC of 33 KV, GIS Switchgears including C&R panels Battery, Battery charger with DCDB, Earthing and Dismantling of existing equipments at ESS AIIMS, Vidyut Bhawan and Baird Lane (Tender ID no. 23118).	30 – 31	
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**ITEM NO. 01 (C- 29 )**

Confirmation and signing of the minutes of the Council's Meeting No. 09/2010-11 held on 29.12.2010 **(See pages 3 - 5)**.

**COUNCIL'S DECISION**

**Minutes confirmed.**

**NEW DELHI MUNICIPAL COUNCIL  
PALIKA KENDRA : NEW DELHI**

**MINUTES OF THE COUNCIL'S MEETING NO. 09/2010-11 HELD ON 29.12.2010 AT  
3-00 P.M. IN THE COUNCIL ROOM, PALIKA KENDRA, NEW DELHI.**

<b>MEETING NO.</b>	<b>:</b>	<b>09/2010-11</b>
<b>DATE</b>	<b>:</b>	<b>29.12.2010</b>
<b>TIME</b>	<b>:</b>	<b>3-00 P.M.</b>
<b>PLACE</b>	<b>:</b>	<b>PALIKA KENDRA, NEW DELHI.</b>

**PRESENT :**

- |           |                        |          |                    |
|-----------|------------------------|----------|--------------------|
| <b>1.</b> | <b>Sh. Parimal Rai</b> | <b>-</b> | <b>Chairperson</b> |
| 2.        | Smt. Tajdar Babar      | -        | Vice Chairperson   |
| 3.        | Sh. Karan Singh Tanwar | -        | Member             |
| 4.        | Sh. Mukesh Bhatt       | -        | Member             |
| 5.        | Sh. J.P. Singh         | -        | Member             |
| 6.        | Sh. Santosh D. Vaidya  | -        | Secretary, NDMC    |

<b>ITEM NO.</b>	<b>SUBJECT</b>	<b>DECISION</b>
01 (C-26)	Confirmation and signing of the minutes of the Council's Meeting No. 08/2010-11 held on 24.11.2010.	Minutes confirmed.
02 (A-27)	Improvement & upgradation of colony roads, back lanes taken over from CPWD in Sector-I & III DIZ Area, Gole Market	<p>Resolved by the Council to accord approval:-</p> <p>a) To carry out the subject work out of NDMC funds in view of severe hardships faced by residents of the area in line with its earlier decision taken on 03 Sep.'09 &amp; in supersession of its earlier decision taken on 15<sup>th</sup>Jan.'10 to carry out these works in anticipation of vesting of roads/ parks with the Council.</p> <p>b) To accept the lowest offer of M/s Sanjeev Kumar &amp; Bros. @ 0.08% below the estimated cost of Rs.5,74,87,953/- against the justification of 6.94% above the estimated cost with the tendered amount of Rs.5,74,39,093/- for the work of "Improvement &amp; upgradation of colony roads, back lanes taken over from CPWD in Sector-I &amp; III DIZ Area, Gole Market".</p> <p>It was also resolved that further action may be taken by the Department in anticipation of confirmation of the Minutes by the Council.</p>

03 (B-33)	Purchase of LT XLPE cable of size:400 sq.mm/3.5C duly ISI marked.	Resolved by the Council to accord approval for the purchase of 15Km LT XLPE cable of size:400 sq.mm/3.5C duly ISI marked from the lowest tendering firm M/s Grandeur (India) Pvt. Ltd. with their Ex-works price of Rs.6,05,809.80 + ED @ 10.3% + CST @ 2% against form 'C', thus making a total computed cost for the purchase of 15Km cable, worked out as Rs.1,02,23,586.00 inclusive of taxes, duties and on the terms, conditions & specifications of NIT.
04 (P-03)	Project for installation of Public Art in New Delhi Municipal Council Area.	<p>Resolved by the Council, by majority, to accord :</p> <ul style="list-style-type: none"> <li>(a) Approval of public art policy guidelines, as mentioned in Annexure-II of the agenda.</li> <li>(b) Approval to accept the recommendations as contained in the minutes of the 5<sup>th</sup> &amp; 6<sup>th</sup> meeting of the Expert Committee (Annexed as Annexure-VI and Annexure-V respectively) on the proposal of the "Tree" by Sh. Subodh Gupta at an expenditure of Rs.305 lakhs + applicable taxes. The expenditure for the implementation of the project shall be made from sanction of Rs.5 Crores already approved by the Council vide resolution No. 07 (P-01) dated 19.05.2010.</li> <li>(c) Approval that the this public art item shall be the property of NDMC and therefore, the condition put forth by the Artist that it would not be resold be deleted from the proposal of Sh. Subodh Gupta</li> </ul> <p>The Council also approved nomination of Sh. Mukesh Bhatt, Member, NDMC and Sh. Dharmendra, Secretary, Department of Environment, GNCT of Delhi, and Member NDMC as members of the Public Art Advisory Committee.</p> <p>It was also resolved that further action may be taken by the Department in anticipation of confirmation of the Minutes by the Council.</p>
05 (A-28)	Rehabilitation of old sewers. SH: Desilting and rehabilitation of 838x940mm Egg Shaped barrel at Man Singh Road from Ashoka Road to Q. Point- Approval of extra item Statement and Revised estimate thereof.	Council deferred consideration of the items resolving that the increase in the revised preliminary estimate amounting to Rs.10,61,94,151/- with a net excess of Rs.2,55,31,151/- over the original preliminary estimate due to increase in the actual size of the existing barrel, measured as 976x1369mm, instead of estimated size earlier measured as 838x940 mm be verified by a Third Party Audit, namely either IIT, Delhi or Roorkee, who will certify the justification, reasonableness and calculation of the excess amount of Rs.2,55,31,151/-, as per pro rata basis on the

		provisions of the clause15 (XX) of Special Condition 2 of the relevant agreement.
06(D-04)	Conducting Subordinate Accounts Service Examination for NDMC.	Information noted.
07 (L-06)	Annual enhancement of licence fee in Palika Bazaar.	After detailed deliberations it was resolved by the Council to extend the rebate for two years instead of one year; and keeping in view administrative convenience, it has been proposed to give rebate for 2010-11 & 2011-12 and effect enhancement from 01.04.2012.
08 (C-27)	Contracts/Schemes involving an expenditure of Rs.1 Lac but not exceeding Rs.100 lacs.	Information noted.
09 (C-28)	Action Taken Report on the status of ongoing schemes/works approved by the Council.	Information noted.

After completion of the business, an issue regarding extension of the ongoing tax rebate scheme of NDMC was also mentioned with the permission of the Chair and the Council resolved to extend the scheme for one more month, i.e. upto 31<sup>st</sup> January, 2011.

A point regarding clarification on the method of fixing of the justified rates also came up before the Council. The Council directed that the departments should strictly follow the existing procedure i.e. the Departments should decide the justified rates criterion before opening of the financial bid which may be kept in a sealed cover till the opening of financial bid/tender. The same should be opened after opening of the financial bid/tender and requisite comparisons be made accordingly.

Sd/-  
**(SANTOSH D. VAIDYA)**  
**SECRETARY**

Sd/-  
**(PARIMAL RAI)**  
**CHAIRPERSON**

**ITEM NO. 02 (D-05)****1. Name of the Subject/Project**

Revised schedule for presentation of Revised Estimates 2010-11 and Budget Estimates 2011-12.

**2. Name of the Department : Finance (Budget) Department.****3. Brief History of the Subject/Project**

The Council approved the NDMC (Budget Estimates) Regulations vide its Reso. No. 13 (D-2) dt. 22.08.2007, since notified on 23.11.2010 vide F.No. 04/01/2010/UD/MB/18305-06 and published in Delhi Gazette after having been approved by MHA, Govt. of India vide letter no. 14011/66/07- Delhi II dated 30.07.2010.

Regulation 4 and 5 of the NDMC (Budget Estimates) Regulations, 2010, prescribe presentation of revised estimates for the current year and budget estimates for the ensuing year before the Council on or before the 15<sup>th</sup> day of January each year. Clause (2) of Regulation 5 further prescribes adoption of the revised budget estimates after general discussions by the council, as far as possible, by the 31<sup>st</sup> day of January of the year.

Clause (1) of Regulation 7 stipulates that if dates for presentation of the revised budget estimates or the budget estimates and adoption of revised estimates as stipulated in regulations 4 and 5 above, cannot be adhered to, the Chairperson shall inform the council of the reasons due to which the said dates cannot be adhered to and the Council may approve revised schedule for such presentation subject to the requirements of sub-section (1) of section 55, and that the Council may adopt the budget estimates for the ensuing year and revised estimates for the current year on or before the 31<sup>st</sup> day of March of every year.

**4. Detailed proposal on the Subject/Project**

In pursuance of directions as contained in Regulation 7 of the NDMC (Budget Estimates) Regulations, 2010, it is for consideration of the Council that the dates for presentation of the Revised Estimates 2010-11 and the Budget Estimates 2011-12 as stipulated in regulations 4 and 5 of the NDMC (Budget Estimates), Regulation may be permitted to be amended due to the fact that the term of the present Council is upto 18<sup>th</sup> January, 2011, hence it would be more appropriate if the Budget proposals are considered, discussed and adopted by the reconstituted Council

The Council may therefore approve revised schedule as under –

- (i) Presentation of Revised Estimates 2010-11  
and Budget Estimates 2011-12
- (ii) Adoption of Revised Estimates 2010-11
- (iii) Adoption of Budget Estimates 2011-12

} On or before 31<sup>st</sup>  
of March, 2011

**5. Financial implication of the proposed Project/Subject**

Not applicable.

**6. Implementation schedule with timelines for each stage including internal proceeding**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li>(j) Presentation of Revised Estimates 2010-11 and Budget Estimates 2011-12</li> <li>(ii) Adoption of Revised Estimates 2010-11</li> <li>(iii) Adoption of Budget Estimates 2011-12</li> </ul> | } | On or before 31 <sup>st</sup> of March, 2011 |
|--|---|--|

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

Not applicable.

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

Not applicable.

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

Not applicable.

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

NIL.

**11. Comments of the Law Department on the Subject/Project.**

This is permissible in the Regulation and is more appropriate for consideration of the Budget by re-constituted Council.

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

Law Department has endorsed the proposal on the subject hence no further comments are required.

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

Not Applicable.

**14. Recommendation**

Council may resolve to place the Revised Estimates of 2010-11 and Budget Estimates of 2011-12 before the reconstituted Council and the revised schedule for presentation of Revised Estimates 2010-11 and Budget Estimates 2011-12 as detailed in para 4 and 6 above be approved by the Council.

**15. Draft Resolution**

Resolved that in view of the reasons recorded in para 4 above the revised schedule for presentation of Revised Estimates 2010-11 and Budget Estimates 2011-12 as detailed in para 4 and 6 above is approved in terms of Regulation 7 of the NDMC (Budget Estimates) Regulations 2010.

**COUNCIL'S DECISION**

Resolved by the Council that in view of the reasons recorded in para 4 of the agenda, the revised schedule for presentation of Revised Estimates 2010-11 and Budget Estimates 2011-12, as detailed in para 4 & para 6 of the agenda, are approved in terms of Regulation 7 of the proposed NDMC (Budget Estimates) Regulations, 2010.



**ITEM NO. 03 (D-06)****1. Name of the Subject/Project**

Re-appropriation of Funds in Budget Estimates 2010-11.

**2. Name of the Department**

Finance (Budget) Department

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

Regulation 8 of the proposed NDMC (Budget Estimates) Regulations, 2010, approved by the Council vide Resolution No. 07 (D-03) dated 27.10.2010 prescribes for re-appropriation of budget allocation as under:

“If at any time during the year, it becomes necessary to increase or reduce Budget Estimates of the current year under one function to another function or from one major head to another major head within the same function, or from one minor head to another minor head within the same major head, and the expenditure for the same cannot wait adoption of Revised Estimates by the Council on the recommendations of the Financial Advisor, the Chairperson, in anticipation of the approval of the Council, may authorize such alteration and place before the Council within one month from the end of the quarter, a report of such alteration and give effect to any order that may be passed by the Council in relation thereto.....”

**4. Detailed proposal on the Subject/Project**

In pursuance of directions as contained in Regulation 8 of the proposed NDMC (Budget Estimates) Regulations, 2010, a report of the re-appropriations in Budget Estimates 2010-11 authorized during 3<sup>rd</sup> Quarter of 2010-11 (01.10.2010 to 31.12.2010) as per the details enclosed as **Annexure-I (See pages 11-13)** is placed before the Council for information and approval.

**5. Financial implication of the proposed Project/Subject**

No financial implication is involved.

**6. Implementation schedule with timelines for each stage including internal proceeding.**

Not applicable

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

Not applicable

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

Not applicable

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

Not Applicable.

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

07 (D-03) dated 27.10.2010

**11. Comments of the Law Department on the Subject/Project.**

Not applicable

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

Not applicable

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

Not Applicable.

**14. Recommendation**

Re-appropriation in Budget Estimates 2010-11 authorized during 3<sup>rd</sup> Quarter of 2010-11 (01.10.2010 to 31.12.2010) as detailed in **Annexure-I (See pages 11-13)** be approved by the Council in terms of Regulation 8 of the proposed NDMC (Budget Estimates) Regulations, 2010.

**15. Draft Resolution**

Resolved that the Re-appropriations in Budget Estimates 2010-11 authorized during 3<sup>rd</sup> Quarter of 2010-11 (01.10.2010 to 31.12.2010) as detailed in **Annexure-I (See pages 11-13)** are approved in terms of Regulation 8 of the NDMC (Budget Estimates) Regulations, 2010.

**COUNCIL'S DECISION**

Resolved by the Council that the Re-appropriations in Budget Estimates 2010-11 authorized during 3<sup>rd</sup> Quarter of 2010-11 (01.10.2010 to 31.12.2010) as detailed in Annexure-I of the preamble are approved in terms of proposed Regulation 8 of the NDMC (Budget Estimates) Regulations, 2010.

**ANNEXURE-I****Re-appropriation of funds in Budget Estimates 2010-11 during  
3<sup>rd</sup> Quarter (01.10.2010 To 31.12.2010) (RAO No. 20 to 22)**Statement III—**Detailed Statement of Receipts**

(` In Thousands)

HoA	CoA	Particulars	B.E. 10-11	B.E. 10.11 after Re- appro.	Field Code	Sanction order No. & Date	Remarks
J.2.1 (r)	21.320.20.01	Common Wealth Games (Transport Sector)	150000*	237500	311	Budget/ 1200/ SA-I / Fin(B) Dated 20.12.10	<b>RAO-22</b>
<b>Increase in Grant-in-Aid Plan#</b>			<b>87500</b>				
<b>Total</b>			<b>237500</b>	<b>237500</b>			

\* already re-appropriated vide RAO No. 1 Dated 02.06.2010.

# Vide No. F.18(8A)/2010-11/Mont./Plg./8134-8149 dated 27.08.2010 of Director (Plg.), GNCTD.

Statement IV:- **Detailed Statement of Expenditure**

(` in Thousands)

HoA	CoA	Particulars	B.E. 10-11	B.E. 10.11 after Re- appro.	Field Code	Sanction order No. & Date	Remarks
C.3.8.(IX)	02.220.52.DH	Computerization of salary bills/GPF	1200	2400	334	Budget/ 1055/ SA-I / Fin(B) Dated 13.10.10	<b>RAO-21</b>
C.3.19.A	02.210.30.03	Municipal Council contribution (New Pension Scheme)	12000	20000	334	Budget/ 1055/ SA-I / Fin(B) Dated 13.10.10	<b>RAO-21</b>
D..2.1.4.	02.210.20.25	Medical & Public Health : Other Charges (New MHS)	498500	489300*	311	Budget/ 1055/ SA-I / Fin(B) Dated 13.10.10	<b>RAO-21</b>
I (a)	02.460.10.02	Purchase of Conveyance	500	300	311	Budget/ 1055/ SA-I / Fin(B) Dated 13.10.10	<b>RAO-21</b>

I (d)	02.460.10.03	Computer Purchase Advance	Nil	200	311	Budget/ 1055/ SA-I / Fin(B) Dated 13.10.10	<b>RAO-21</b>
<b>Total</b>			<b>512200</b>	<b>512200</b>			

*\* Already Re-appropriated vide RAO-11 dated 16.08.2010*

Statement-V (1)-**Details of Capital Expenditure**

(` in Thousands)

HoA	CoA	Scheme No. /Sub Scheme No.	Particulars	B.E. 10-11	B.E. 10-11 after Re-Appro.	Field Code	Sanction order No. & Date	Remarks
<b>I (a)</b>	02.460.10.02	6.1	Conveyance Purchase Advance to employees	500	300	311	Budget/ 1055/ SA-I / Fin(B) Dated 13.10.10	<b>RAO-21</b>
<b>I (d)</b>	02.460.10.03	6.5 (New Scheme)	Computer Purchase Advance to employees	Nil	200	311	Budget/ 1055/ SA-I / Fin(B) Dated 13.10.10	<b>RAO-21</b>
<b>TOTAL</b>				<b>500</b>	<b>500</b>			

Statement V-(2)—**List of Capital works in progress/ Original works**

(` In Thousands)

HoA	CoA	Scheme No. /Sub Scheme No.	Particulars	B.E. 10-11	B.E. 10-11 after Re-Appro.	Field Code	Sanction order No. & Date	Remarks
G.13	21.412.40.DH	281	Preparation for cycling events cwg-2010	300895	283260*	125	Budget/ 1053/ SA-I / Fin(B) Dated 12.10.10	RAO-20
H.1.8	53.412.40.01	326 (New Scheme)	Setting Up of Disaster Management Control Centre in NDMC Area.	Nil	17635	105	Budget/ 1053/ SA-I / Fin(B) Dated 12.10.10	RAO-20

G.1.3	21.412.10.D H	283	Park, Ride & Holding Facility at Safdarjung Airport for CWG-2010(Plan)	252500	340000	105	Budget/1200/SA-I/Fin(B) Dated 20.12.10	<b>RAO-22</b>
<b>Increase in Grant-in-aid ( Plan) Receipts</b>				<b>87500</b>	<b>--</b>			
<b>TOTAL</b>				<b>640895</b>	<b>640895</b>			

*\* already re-appropriated vide RAO No. 2 , 5 & 13 19 Dated 14.06.2010, 21.06.2010 & 23.08.2010 respectively .*

**ITEM NO. 04 (K-03)****1. Name of the Subject/Project :**

Fixation of charges for the user of Talkatora Indoor Stadium, New Delhi.

**2. Name of the Department:**

Welfare Department

**3. Brief History of the Subject/Project and proposal in Brief:**

The Talkatora Indoor Stadium has been booked for Sports Tournament and other than sports functions by various agencies in the past. The Talkatora Indoor Stadium has been renovated and is ready for use by the general public after the Commonwealth Games 2010. The area wise detail of Talkatora Indoor Stadium is as given as under:-

Ground Floor	1253.57 m <sup>2</sup>
Basement	1570.44 m <sup>2</sup>
F O P	850.44 m <sup>2</sup>
Control Room	53.64 m <sup>2</sup>

The Charges of the Talkatora Indoor Stadium were last revised vide Council Res. No. 17 (K-1) dated 19.5.2006. After the renovation the charges for the upgraded Talkatora Indoor Stadium need to be revised. While fixing the charges, the rates fixed for the Barat Ghars by the Council, have also been taken into consideration. The charges have been proposed on per day basis not only for the user of the premises but also for Air Conditioning, Air Circulation without cooling, temporary lights etc. instead of earlier hourly basis. The charges for new additional facility block will be finalized separately.

**4. Detail proposal on the subject/project :****A. Charges**

	Particulars	Rates approved by the Council vide Resol. No-17(K-1) dated 19-05-2006	Rates Now Proposed
	1	2	3
<b>A.</b>	<b>Hall</b>		
a)	Tournament / Sports Function	No change i.e. Rs.5000/- per day for 08 hours continuously between 8.00 AM to 10.00 PM and for additional hours upto 10.00 PM Rs. 800/- per hour extra.	<b>Rs 15000/-per day</b>
b)	Function other than Sports (Non-Commercial),	Annual General Meeting and Religious programme etc. are not included in this category. Amount of charges increased from	Rs 50000/- per day Political meetings to be included in (c) category.

	School Annual Day, Political Meeting	Rs.16,000/- to Rs.20,000/- per day for 08 hours continuously in between 8.00 AM to 10.00 PM and for additional hours upto 10.00 PM Rs.3,000/- per hour extra and beyond 10.00 PM Rs.4000/- per hour extra.	
c)	Commercial Programme such as Exhibition, Fashion Show, Cultural Programme, Kavi Samelan, Business seminar etc. Annual General Meeting, religious Programmes etc..	Rs.60,000/- per day for 08 hours continuously in between 8.00 AM to 10.00 PM and for additional hours upto 10.00 PM Rs.8000/- per hour extra and beyond 10.00 PM Rs.9000/- per hour extra.	Rs 1,25,000/- per day Political meetings are included in this category.
<b>A ADDITIONAL CHARGES</b>			
i)	Air- Conditioning	Rs. 30,000/- for Ist 05 hours and thereafter Rs.6,000/- per hour extra, if required.	Category- a & b, Air Conditioning – Rs.30,000/- per day. Category c- Air Conditioning - Rs.50,000/- per day.
ii)	Air Circulation without Cooling	Rs.1,000/- per hour	Rs.10,000/- per day for a & b category. Rs.15,000/- per day for Category- c.
iii)	Temporary Lighting	(i). Rs.400/- per hour inside the arena. (ii) Rs.1,000/- per hour in the tents outside the Stadium	No separate charges.
iv)	Displaying Advertisement		
	For Sports (Banners inside and on Gates)	Rs.10,000/- per day, if required.	Rs.10,000/- per day only if there are commercial or sponsored banners and hoardings inside the complex. No hording or banners to be permitted outside the complex.
	Functions other than sports (Banners inside and n Gates)	Rs.20,000/- per day, if required.	
	Near round about (Advertisement Hoardings)	Rs.25,000/- per day, if required.	
<b>B Rooms</b>			
	For Stay	Rs.450/- per day (the cots, beds, if required to be arranged by the party)	No separate charges proposed for rooms.
C	<b>Conference Room</b>	Rs.3,000/- for Ist 4 hours or part thereof and for additional hours Rs.1,000/- per hour extra (if required). (a) & (b)	No separate charges for conference rooms if it is a part of function for which the hall has been booked. However, if the Conference Room has been booked exclusively for the conference, and hall

		For (c) Rs.5,000/- and later Rs.1,000/- as above.	has not been booked for any function, it is proposed that the Conference Room may be made available at Rs.5000/- per day including electricity and air conditioner charges.
D	<b>Sanitizing Charges for Security Check of VVIP's</b>	Rs.5000/- per day	Normal booking charges of a day depending upon the nature of function.
E	<b>Other Charges</b>		
a)	Side Lane (Parking Area outside boundary wall) for catering purpose.	Rs.10,000/- per day	Catering in the side lane not to be permitted.
b)	Lawn front/ back side (within boundary wall)	Rs.5,000/-per day per side may be included as integral part of stadium.	Not to be separately permitted.
F	<b>Security Deposit Refundable after the programme, if nothing is due for hire/damage charges.</b>		
a)	For Tournament/ Sports Function/ Rooms for stay	Rs.20, 000/-	<b>50%</b> of the User charges for a day.  Catering not permitted.
b)	For Meetings/ conference/ school function/ Cultural/ Western Music Programme etc.	Rs.50, 000/-	
c)	Side Lane (parking area for catering)	Rs.10, 000/-	
d)	Advance charges	Booking parties has to deposit 25% of the hire charges as advance along with the application for booking of Indoor Stadium.	Entire amount to be paid in advance at the time of booking on confirmation of availability of space.
e)	Additional Charges for booking on Sunday, Gazetted / National Holiday	10% of actual charges for booking on Sunday, Gazetted / National Holidays is being charged from the booking parties.	No additional charges for Sunday and National Holidays.

## B. Other Conditions

1. The security deposit is proposed to be 50% of the User charges be collected for a day. However, the security deposit shall be only for a day and it has to be refunded after deducting for the damages, if any, within fifteen day after completion of the function without receipt of any request for the refund. If security amount not



released within one month from the date of end of function, an interest at 1% per month thereafter till payment is made and concerned official will be held responsible for delay.

2. The entire amount of the booking charges has to be paid in advance, at the time of booking. If the function is for more than a day, 10% increase in the user charges for every additional day.

**C. Additional terms and conditions:-**

To the existing terms and as modified as above, the following terms and conditions shall be added.

1. Cooking is allowed only at designated place.
2. No noise pollution to be allowed behind 30 d B and no use of PA/Music system after 9 P.M.
3. All litter to be cleared by indenting party after end of the function.
4. For sports category and commercial functions 100 passes/ seats to be reserved for NDMC (free of charges).
5. Non-commercial functions will include only AGM, Social Meetings of registered NGOs; School Day Functions. It will not include marriage or birthday functions etc.
6. Damages, if any, will have to be realized from security or otherwise.
7. If any clarification is required, while implementing the council's resolution, the decision of Chairman shall be final.

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

This item is only for the revision in the charges and other conditions for the existing stadium as renovated and charges for newly added unit / parts shall be placed before the council as soon as required information has been collected.

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

As and when approved by the Council.

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

The Finance Department has concurred with proposal vide Dy. No. 3023/PS/FA/D-10 dt. 29.10.10.

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

No Comments required.

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

No Legal implications.

**10. Detail of previous Council Resolutions, existing law of Parliament and Assembly on the subject:**

Resolution No. 17(K-1) dated 19<sup>th</sup> May 2006.

- 11. Comments of Law Department:.**  
This has no legal implication. LA has seen.
  
- 12. Comments of the Department on the comments of the Law Department:**  
No comments required.
  
- 13. Certificate regarding CVC guideline:**  
Not applicable.
  
- 14. Recommendation:**  
The charges as proposed in Column 3 of Para (4) above are recommended for approval of the Council and to charge the same in anticipation of confirmation of the minutes of Council Meeting.
  
- 15. Draft Resolution:**  
Resolved to approve the proposal as proposed in para 4 of the agenda. Further resolved that the modified terms and condition are also adopted.

### **COUNCIL'S DECISION**

Resolved by the Council, by majority, to accord approval to the proposal as detailed in para 4 of the preamble.

The Council also accorded approval for adoption of modified terms and condition for the use of the Stadium.

**ITEM NO. 05 (A-29)****1) Subject : Adoption of CPWD Works Manual 2010.****2) Name of Deptt./ Deptt. concerned.**

Civil Engineering Deptt.

**3) Brief History/ Detailed proposal of subject/ project.**

- i) Earlier vide Item No.24 (A-27) on dated 22.05.2009, the CPWD Works Manual 2007 was adopted by NDMC. The brief history in this regard was earlier placed before the Council in the para 3(a) to 3(k) of Resolution. NO.24 (A-27) on dated 22.05.2009.
- ii) In Item No.24(A-27) dated 22.05.2009 following were resolved by the Council:-
  - a) Continuation of adoption of CPWD Works Manual 2007 with all its amendments / modifications issued from time to time in NDMC w.e.f. the date of applicable to CPWD except the financial and administrative powers to be exercised under NDMC Act 1994, in supersession of Council Reso.No. 3(S-2) dated 27.05.2005.
  - b) To continue to adopt the CPWD Manual as & when its revisions/ amendments are carried out by CPWD.
  - c) All amendments/ modifications issued by CPWD from time to time to be circulated through Planning Deptt. after the approval of the Competent Authority & be placed before the Council in April every year for information. Copies of Administrative & Financial delegation being part of manual be also simultaneously placed before Council for information.
  - d) Further action in the matter be taken in anticipation of confirmation of the minutes by the Council.
- iii) In para (c), it was resolved by the Council that all amendments/ modifications issued by the CPWD from time to time to be circulated through Planning Deptt. after the approval of the Competent Authority and be placed before the Council in April every year for information.

In this regard, CPWD Works Manual 2007 was adopted by NDMC on 22.05.2009, till then CPWD had already issued no. of Office Memorandums i.e. from DGW/MAN/151 dated 04.01.2008 to DGW/MAN/182 dated

22.05.2009 i.e. 35 nos. Thereafter the case was processed to obtain the approval from Competent Authority but new Office Memorandum/ Correction Slips/ Modifications were issued by CPWD. Till date they have issued 81 Office Memorandum/ Correction Slips. With the result in April 2010, the case could not be placed before the Council. The details of the total Office Memorandums in respect of CPWD Works Manual 2007 is placed on the file.

- iv) In the above mentioned Office Memorandum most of the amendments are of Technical nature or financial powers enhanced to CPWD officers which have been incorporated in the CPWD Works Manual 2010.
- v) In CPWD Works Manual 2010, all technical and financial matter have been updated. But in NDMC financial powers in respect of enlistment of contractors may be taken up separately on the basis of Office Memorandum No.DGW/MAN/157 & 157A dated 14.07.2008 and 19.10.2009 respectively to bring the status of contractors at par to CPWD. This matter pertains to the CE(C)-I's office as registration / enlistment of contractor is carried out therein.
- vi) In addition to CPWD Works Manual 2010, CPWD also issued General Condition of Contract for Central PWD Works corrected upto 2010 whereas NDMC is following GCC 2008. On the advice of Finance Deptt., in under examination for adoption. All the General Contract Conditions are also part of CPWD Works Manual 2010.

**4) Financial Implications of the proposed subject/ project.**

There is no financial implications by adopting CPWD Works Manual 2010. However, the limit of Enlistment of Contractors may enhanced to keep it at par to provision in CPWD Works Manual 2010 and same is permissible under NDMC Act 1994. Similarly, the financial powers in respect of Additional/ Extra/ Substitute Item etc. etc. may be required to revised by keeping in view the limits raised in CPWD Works Manual 2010 to CPWD officers, by exercising under NDMC Act 1994.

**5) Implementation schedule with timelines for each stage including internal processing.**

This to be effective from the date CPWD has adopted the CPWD Works Manual 2010. i.e. 14.07.2010.

**6) Comments of the Finance Deptt. on the subject**

The FD has concurred the proposal vide dairy No FA-2210 dt 27.10.2010. and 2594/Finance dt 27.12.2010

**7) Comments of the Deptt. on comments of Finance Deptt.**

No comments

**8) Legal Implications of the subject/ project:**

NIL

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

Reso.No.24 (A-27) dt-22.05.2009, when in CPWD manual 2007 was adopted.

**10) Comments of the Law Department on the subject.**

NIL

**11) Comments of the Department on the comments of the Law Department.**

NIL.

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

All procedure has been followed.

**13) Recommendations**

The case is placed before the Council for consideration & approval of following:-

- a) Continuation of adoption of CPWD Works Manual 2010 with all its Amendments/ Modifications issued from time to time in NDMC w.e.f. the date as applicable to CPWD except financial and administrative powers to be exercised under NDMC Act 1994, in Supersession of Council Reso. vide Item No.24(A-27) dated 22.05.2009.
- b) To continue to adopt the CPWD Works Manual 2010 as & when its revisions/ amendments are carried out by CPWD.

- c) All amendments/ modifications issued by CPWD from time to time to be circulated through Planning Deptt. after the approval of Competent Authority and be placed before the Council in April every year for information.
- d) Further action in the matter be taken in anticipation of confirmation of the minutes by the Council.

### **COUNCIL'S DECISION**

Resolved by the Council to accord approval of following:-

- a) Continuation of adoption of CPWD Works Manual 2010 with all its Amendments/ Modifications issued from time to time in NDMC w.e.f. the date as applicable to CPWD except financial and administrative powers to be exercised under NDMC Act 1994, in Supersession of Council Reso. vide Item No.24(A-27) dated 22.05.2009.
- b) To continue to adopt the CPWD Works Manual 2010 as & when its revisions/ amendments are carried out by CPWD.
- c) All amendments/ modifications issued by CPWD from time to time to be circulated through Planning Deptt. after the approval of Competent Authority and be placed before the Council in April every year for information.

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

**ITEM NO. 06 (A-30)****1. Name of the subject/project:**

SUB: Imp/Up-Gradation of Talkatora Indoor Stadium.  
SH: Maintenance work at Talkatora Indoor Stadium.

**2. Name of the deptt./deptt. concerned:**

Civil Engg. Deptt., NDMC

**3. Brief History:**

Talkatora Indoor Stadium has been up-graded and a New Sports Facility Constructed and used for Commonwealth Games 2010. After the commonwealth Games 2010 were over the Stadium is regularly booked by various agencies and lot of revenue is generated on its booking. It was felt that there is a need for cleaning, sweeping of Existing Stadium and Entire Floors of New Block including Cleaning of Glass Façade of Both the building by Mechanical means, to avoid unhygienic condition and to provide security against theft or damage to the stadium.

Council vide its resolution No. 07(A-140) dated 15-01-2010 accorded A/A & E/S amounting to Rs.2,13,04,000/- for the work of "Imp/Up-Gradation of Talkatora Indoor Stadium" (SH: Maintenance work at Talkatora Indoor Stadium) based on the approved norms for Cleaning and Sweeping in various NDMC Buildings.

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

After full filling all codal formalities Tenders were invited for the above said work. Details of Tenders received are as under:-

**Estt. Cost: Rs..1,47,68,292**  
**Time: 12 Months**

S.No.	Name of Bidder	Amount Quoted	Percentage above/below Estimated Cost	Remarks
1.	M/S R.K. Jain & Sons Hospitality Services (P) Ltd.	Rs.2,07,52,285/-	40.52% above	1 <sup>st</sup> Lowest
2.	M/S Excellent Services	Rs.2,10,85,195/-	42.77% above	2 <sup>nd</sup> Lowest

Justification has been prepared by Division based on prevailing market rates and checked by Planning Division as 30.25% above the estimated cost put to Tender. Percentage of Tender Cost over Justified Cost of Tender comes to 7.88%. As recommended by Planning Division negotiation was conducted with lowest Tenderer M/S R.K. Jain & Sons Hospitality Services Pvt. Ltd. in the Chamber of Add. Chief Engineer on 13.12.2010 and the Agency has voluntarily given a rebate of 6% on his Tendered Rates. The negotiated Tendered amount works out to Rs.1,95,07,148/- which is 32.09% above the estimated cost against over all justified rates of 30.25% above the Estimated cost. Keeping in view the recommendations of the Sub-Committee, for acceptance of Tender of L-1 M/S R.K. Jain & Sons Hospitality Services Pvt. Ltd. at their negotiated Tender amount for Rs.1,95,07,148/- which is 32.09% above the estimated cost against Justified cost 30.25% above the Estimated cost. The case was referred to Finance Department for their concurrence.

**5. Financial Implications of the Proposed project/Subject:**

The total financial implications of the above work is 1,95,07,148/-.

The budget provision has been sought in the R.E. 2010-11 under the head A/C C 3.8(x) C "Sanitation".

**6. Implementation schedule:**

One Year from Date of Start.

**7. Comments of the finance Deptt. on the Subject:**

Finance Deptt. has concurred the case vide dy. No.2668/Finance Dtd.29-12-2010.

**8. Comments of the department on comments of Finance Deptt.**

Nil

**9. Legal Implication of the Project:**

Nil

**10. Details of previous Council Resolutions, existing law of Parliament and Assembly on the Subject:**

Council vide its Reso. No. 07(A-141) dated 15-01-2010 accorded A/A & E/S amounting to Rs. 2,13,04,000/- for the work of Imp./Upgradation of Talkatora Indoor Stadium. Sub-Head: Maintenance work at Talkatora Indoor Stadium.

**11. Comments of the Law Department on the subject/Project**

Nil

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

Nil

**13. Certification by the Deptt.**

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



**14. Recommendation of Add. Chief Engineer (C)**

The case is placed before the Council for award of work to M/S R.K. Jain & Sons Hospitality Services Pvt. Ltd. at their negotiated Tendered amount of Rs.1,95,07,148/- which 32.09% above the estimated cost of Rs.1,47,68,292/- again the justified rates of 30.25% above the estimated cost.

**15. Draft Resolution**

Resolved by the Council that the lowest negotiated offer of M/s R.K. Jain & Sons Hospitality Services Pvt. Ltd. at their Tendered amount of Rs. 1,95,07,148/- which is 32.09% above the Estimated cost against the overall Justified cost of 30.25% above the Estimated cost is accepted. The department may initiate necessary action in anticipation of confirmation of the minutes of the Council.

**COUNCIL'S DECISION**

The Council resolved and decided that the subject work be not taken up till the investigation in the project are being finalized.

The Council further resolved that the tender stands rejected, which may be recalled after final investigation report is received.

**ITEM NO. 07 (B-34)**

1. **Name of Work:** Purchase of Distribution Transformers 1600KVA Dry Type (Cast Resin) 10.5/0.415 KV.

2. **Department :** ELECTRICITY DEPARTMENT

3. **Brief History of the Proposal:** A case for purchase of 20 Nos. Distribution Transformers 1600KVA Dry Type (Cast Resin) 10.5/0.415 KV was processed against the sanctioned estimate duly approved by council vide Reso. No.10 (B-37) dt. 19.3.2010.

4. **Detailed Proposal of the Subject:** Tenders were invited in three cover system from the manufacturers only through e-procurement system for the purchase of 20 Nos. Distribution Transformers 1600KVA Dry Type (Cast Resin) 10.5/0.415 KV by giving due publicity to the tender as per the codal provisions. In response to the Tender Enquiry, offers of the following five firms were received on due date of opening i.e.23.07.10.

1. M/s Ames Impex Electricals Pvt. Ltd.
2. M/s Areva T & D India Ltd.
3. M/s Megawin Switchgear (P) Ltd.
4. M/s Vijai Electrical Ltd.
5. M/s Voltamp Transformers Ltd.

The offers of the above firms were scrutinized and subsequently examined by the planning division and the price bids of three eligible participant firms i.e. M/s Ames Impex Electricals Pvt. Ltd, M/s Megawin Switchgear (P) Ltd & M/s Voltamp Transformers Ltd. were opened through e-procurement system on dated 20.10.10. The detailed position of the firms explained below:-

S.No.	Name of the Tendering Firms	1600 KVA, 10.5/0.415 KV Distribution Transformer Dry Type (Resin Cast) <b>Qty=20Nos. Basic Rate for Unit Transformer</b>	Excise Duty @ 10.3% (Rs.)	CST @ 2% against form 'C' (Rs.)	Freight (Rs.)	Insurance (Rs.)	Computed Unit Price (Rs.)	Remarks
1.	M/s Voltamp Transformers Ltd.	Rs.17,30,000.00	1,78,190/-	38,163.80	12,500/-	5,500/-	19,64,353.80	Rates of the L-I firm M/s Megawin Switchgear (P) Ltd. are
2.	M/s AMES Impex Electrical	Rs.13,32,000.00	1,37,196/-	29,383.92	22,000/-	1,521/-	15,22,100.92	

	Pvt. Ltd.							3.13% above the estimated cost put to tender
3.	M/s Megawin Switchgear (P) Ltd	Rs.13,00,000.00	1,33,900/-	28,678.00	20,000/-	2,000/-	14,84,578.00	
4.	M/s Areva T & D India Ltd.	The firm did not meet the NIT requirement hence their offer was ignored.						
5.	M/s Vijai Electrical Ltd.	The firm did not meet the NIT requirement hence their offer was ignored.						

Based on the computed cost of the each tendering firm, capitalized cost has been worked out to evaluate the position of lowest tendering firm as per the provision in the NIT as explained below:-

**Capitalized Cost:-**

Name of the Firm	Computed Rates	No Load Losses	Load Losses	Capitalized unit price	Capitalized Cost for 20 Nos. Trf.
<b>M/s Voltamp Transformers Ltd.</b>	Rs.19,64,353.80	2.6 KW	9.0 KW	Rs.33,14,046.42	Rs.6,62,80,928.4
<b>M/s Ames Impex Electricals Pvt. Ltd</b>	Rs.15,22,100.92	2.3 KW	12.0KW	Rs.30,70,713.43	Rs.6,14,14,268.6
<b>M/s Megawin Switchgear (P) Ltd</b>	Rs.14,84,578.00	2.4 KW	9.5 KW	Rs.28,35,155.38	Rs.5,67,03,107.6

M/s Megawin Switchgear (P) Ltd has emerged as a lowest tendering firm with their quoted basic rate Rs.13,00,000.00 (Ex works) + Excise duty @ 10.3% + CST @ 2% against form 'C' + Freight Rs.20,000.00 & Insurance Rs. 2,000.00 per transformer. The computed unit price of transformer has been worked out to Rs.14,84,578.00. The total computed cost for the purchase of 20 No. transformer has been worked out to Rs.2,96,91,560.00 which is 3.13% above the estimated cost put to the tender based on LPR dt.03.03.10.

Justification statement based on the current market rate has been prepared and is tabulated as under:-

Description of item	Rates of the L-I firm M/s Megawin Switchgear (P) Ltd (Ex-works Rate)	Justified rates based on the current market rates obtained from M/s Dava Transformer Udhyog (P) Ltd.(Ex-works Rate)	Remarks
1600 KVA, 10.5/0.415 KV	Rs. 13,00,000.00 Each	Rs.14,90,000.00 Each	Rates of the L-I firm M/s Megawin

Distribution Transformer Dry Type (Resin Cast) Qty=20Nos.			Switchgear (P) Ltd. is 12.75 % below than the current market rate.
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The rates of the lowest tendering firm M/s Megawin Switchgear (P) Ltd are competitive, lowest, reasonable and hence justified.

The case was examined by the Planning and subsequently concurred by Finance vide dairy No. 2736 / Finance Dt. 10.1.2011.

5. **Financial Implications:** Rs.2,96,91,560.00 (Rs. Two crore Ninety Six lacs Ninety One thousand Five hundred Sixty rupees only),(Rs. 14,84,578 x 20) inclusive of all prevalent taxes, duties, freight, insurance, packing & handling.
6. **Implementation Schedule:** Commencing with 10 Nos. within two months and completion @ 10 Nos. per month thereafter and completion in **three months** from the date of approval of drawings to be submitted with in 15 days from the date of issue of supply order.
7. **Comments of the Finance Department:** Finance vide Diary No. 2736/Finance dt. 10.1.2011 has concurred in the proposal with no further comments.
8. **Comments of the Department on comments of Finance Deptt. :**  
Nil.
9. **Legal Implication of the Subject:**  
Nil
10. **Details of previous Council Resolution:**  
Nil
11. **Comments of Law Department:**  
Nil
12. **Comments of the department on the comments of Law Department:**  
Nil
13. **Certification by the Department:**

All Central Vigilance Commission (CVC) guidelines have been followed.

- 14. Recommendations of the Department:** The case may be placed before the Council for the purchase of 20Nos. Distribution Transformers 1600KVA Dry Type (Cast Resin) 10.5/0.415 KV from the lowest tendering firm M/s Megawin Switchgear (P) Ltd with their quoted basic rate Rs.13,00,000.00 (Ex works) + Excise duty @ 10.3% + CST @ 2% against form 'C' + Freight Rs.20,000.00 & Insurance Rs. 2,000.00 per transformer. The computed unit price of transformer has been worked out to Rs.14,84,578.00. The total computed cost for the purchase of 20Nos. transformer has been worked out to Rs.2,96,91,560.00 on the terms, conditions and specifications of NIT. Since the material requirement is of urgent nature, approval may also be accorded to place Supply Orders on the firm in anticipation of the confirmation of the minutes of the Council meeting.
- 15. Draft Resolution:** Resolved by the Council that the approval is accorded to the purchase of 20Nos. Distribution Transformers 1600KVA Dry Type (Cast Resin) 10.5/0.415 KV from lowest tendering firm M/s Megawin Switchgear (P) Ltd with their quoted basic rate Rs.13,00,000.00 (Ex works) + Excise duty @ 10.3% + CST @ 2% against form 'C' + Freight Rs.20,000.00 & Insurance Rs. 2,000.00 per transformer. The computed unit price of transformer has been worked out to Rs.14,84,578.00. The total computed cost for the purchase of 20 No. transformer has been worked out to Rs.2,96,91,560.00 on the terms, conditions and specifications of NIT. Approval is also accorded to place Supply Orders on the firm in anticipation of the confirmation of the minutes of the Council meeting.

#### **COUNCIL'S DECISION**

Resolved by the Council to accord approval to the purchase of 20Nos. distribution Transformers 1600KVA Dry Type (Cast Resin) 10.5/0.415 KV from lowest tendering firm M/s Megawin Switchgear (P) Ltd with their quoted basic rate of Rs.13,00,000.00 (Ex works) + Excise duty @ 10.3% + CST @ 2% against form 'C' + Freight Rs.20,000.00 & Insurance Rs.2,000.00 per transformer at the computed unit price of transformer worked out to Rs.14,84,578.00 and total computed cost for the purchase of 20 No. transformer worked out to Rs.2,96,91,560.00; on the terms, conditions and specifications of NIT.

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

**ITEM NO. 08 (B-35)**

1. **Name of Work:** Augmentation/ replacement of 33 KV old switchgear with new GIS switchgear at ESS AIIMS, Vidyut Bhawan and Baird Lane.

**Sub Head:** SITC of 33 KV, GIS Switchgears including C&R panels Battery, Battery charger with DCDB, Earthing and Dismantling of existing equipments at ESS AIIMS, Vidyut Bhawan and Baird Lane (Tender ID no. 23118).

2. **Department:** ELECTRICITY DEPARTMENT

3. **Brief History of the Proposal:**

A case for replacement/augmentation of 22 nos. old 33 KV switchgear with new indoor type GIS switchgear and providing 10 nos. new indoor type GIS at ESS AIIMS, Vidyut Bhawan and Baird Lane was proposed against estimate no. E-96(2) approved by the Council vide resolution no. 12 (B-35) dated 26.02.2009. Accordingly tenders were invited through e-Procurement solution with estimated cost of **Rs.11,42,63,685/-** for subject cited work.

4. **Detailed Proposal on the Subject:**

Sealed item rate tenders were invited in two cover system with estimated cost of **Rs 11,42,63,685/-** from the reputed manufactures of indoor, 33 KV or higher voltage class Gas Insulated Switchgear through e-Procurement solution for the "Augmentation/ replacement of 33 KV old switchgear with new GIS switchgear at ESS AIIMS, Vidyut Bhawan and Baird Lane" by giving due publicity to the tender as per the codal provisions. In response to the tender enquiry, offers of the following two firms were received on due date of opening of technical bid i.e. 15/06/2010.

1. **M/s AREVA T & D Ltd.**
2. **M/s SIEMENS Ltd.**

The documents submitted by above participating firms were examined in the division as well as in Planning and both the above firms were found meeting eligibility criteria as per terms, conditions & technical specifications of the NIT.

Subsequently with due approval of CEE-II, financial bids of the eligible firms were opened on 28/09/2010 and the position of tendering firm emerged as under: -

S.No.	Name of Firm	Quoted Rates	Remarks
1.	<b>M/s AREVA T&amp;D Ltd.</b>	Rs. 10,53,50,000/-	7.80% below the estimated cost and 25.18% below the justified cost. (L-2)
2.	<b>M/s SIEMENS Ltd.</b>	Rs. 9,53,50,162/-	16.55% below the estimated cost and 32.28% below the justified cost. (L-1)

5. **Financial Implications:**

**Rs. 9,53,50,162/-** (Rupees Nine Crore Fifty Three Lacs Fifty Thousand One Hundred Sixty Two Only).

6. **Implementation Schedule:**

15 Months.

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

Finance vide diary No.2685/dt.05/01/2011 has concurred the case with no further comments.

- 8. Comments of the Department on comments of Finance Department:**  
Nil.
- 9. Legal Implication on the Subject:** Nil.
- 10. Details of previous Council Resolution:**  
Estimate amounting to Rs.17, 95, 97,054/- (G) sanctioned by council vide Reso. No. 12 (B-35) dated 26/02/2009.
- 11. Comments of Law Department:** Nil.
- 12. Comments of the Department on comments of Law Department:** Nil.
- 13. Certification by the Department:**  
All Central Vigilance Commission (CVC) guidelines have been followed.
- 14. Recommendations of the Department:**  
The case may be placed before the council to award the work of Augmentation/ replacement of 33 KV old switchgear with new GIS switchgear at ESS AIIMS, Vidyut Bhawan and Baird Lane, to the lowest tendering firm **M/s SIEMENS Ltd.** at their total computed cost of **Rs.9,53,50,162/-** (Rupees Nine Crore Fifty Three Lacs Fifty Thousand One Hundred Sixty Two Only) on the terms, conditions and specifications of NIT. Since the work is of urgent nature, approval may be accorded to place the award letter in anticipation of the confirmation of minutes of the Council meeting.
- 15. Draft Resolution:**  
Resolved by the Council that the approval is accorded to award the work of Augmentation/ replacement of 33 KV old switchgear with new GIS switchgear at ESS AIIMS, Vidyut Bhawan and Baird Lane, to the lowest tendering firm **M/s SIEMENS Ltd.** at their total computed cost of **Rs.9,53,50,162/-**(Rupees Nine Crore Fifty Three Lacs Fifty Thousand One Hundred Sixty Two Only) on the terms, conditions and specifications of NIT. Approval is also accorded to place award letter to the firm in anticipation of the confirmation of minutes of the Council meeting.

#### **COUNCIL'S DECISION**

Resolved by the Council to accord approval to award the work of Augmentation/ replacement of 33 KV old switchgear, with new GIS switchgear, at ESS AIIMS, Vidyut Bhawan and Baird Lane, to the lowest tendering firm M/s SIEMENS Ltd. at their total computed cost of Rs.9,53,50,162/- on the terms, conditions and specifications of NIT.

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

**ITEM NO. 09 (F-02)**1. **Name of the subject/project**

Determination of rates and rebates of cess, rates and taxes for the year 2011-12 and other related matters.

2. **Name of the Department**

Tax Department.

3. **Detailed history of the subject and proposal for consideration of Council**

4. Requirement of Sub-Section (2) of Section 55 of the New Delhi Municipal Council Act, 1994(hereinafter referred to as the "ACT") is that the Council has to determine the schedule of taxes for the year 2011-12 on or before 15<sup>th</sup> February 2011.

5. Section 60 of the Act mandates that the Council shall levy certain obligatory taxes specified under Section 60(1) of the Act and may levy certain discretionary taxes as specified under Section 60 (2) of the Act.

6. Executive instructions from the Central Government, as approved by the Hon'ble Supreme Court of India, provide that Council is entitled to Service Charges in lieu of property taxes, on the property of the Union, Railways, Post and Telegraph and Delhi Metro Rail Corporation.

**[I] DISCRETIONARY TAXES**

7. The Council may levy the following discretionary taxes as specified in Section 60(2) of the Act: -

- (a) an education cess;
- (b) a tax on professions, trades, callings and employment;
- (c) a tax on consumption, sale or supply of electricity;
- (d) a betterment tax on increase in the Urban land value caused by the execution of development or improvement work; and
- (e) Tolls.

(i) **A tax on consumption, sale or supply of electricity**

7.1. As per provisions of Section 96 of the Act, levy of discretionary taxes have to have approval of the Central Government. So far, Central Government has approved levy of a tax on consumption, sale or supply of electricity only. The rate of taxes is 5% of the tariff fixed by the DERC on the consumption, sale or supply of electricity and also on the sale of surplus power. During the year 2009-10, the Council has collected about Rs. 12.40 crores/- from this levy and in the current financial year, upto 30th September, 2010, the collection from this levy is Rs. 12.82 crores/-. ***No Change in the rate of tax on the consumption, sale or***



***supply of electricity or on sale of surplus power or the mode of collection of the same is suggested.***

(ii) **An education cess**

7.2. Council's expenditure on providing quality education, infrastructure, computer facilities and the newly proposed 'Lakshya' Scheme is increasing year after year. To meet the expenditure on the same, additional funds are required and levy of an education cess can be a good source of revenue, to meet such expenditure. Council may permit that levy of education cess for providing education, other than primary education be examined and a report submitted for consideration of the Council to take a decision on the levy of this cess.

(iii) **A tax on professions, trades, callings and employment**

7.3. A tax on professions, trades, callings and employments can be a good source of revenue. It is being levied in almost all the states. As per Article 276 of the Constitution of India, this annual tax cannot be more than Rs.2,500/- per person. ***At present levy of tax on professions, callings and employments is not suggested.*** However, levy of tax on trades only is suggested. Council may permit examining levy of this tax to meet expenditure on providing better maintenance and facilities in the markets.

(iv) **A betterment tax on increase in the Urban land value caused by the execution of development or improvement work**

7.4. Due to development and improvement works in the NDMC area, there has been an increase in the value of the land in NDMC area. Council may permit examining levy of this tax, on the increased value of land, due to these development or improvement works.

(v) **Tolls**

7.5. Municipal Corporation of Delhi is collecting tolls from the entry of vehicles in the NCT of Delhi. Earlier receipts from terminal tax, levied by the MCD for and on behalf of Central Government, were shared by the three local bodies namely, MCD, NDMC and Delhi Cantt. May permit this matter to be taken up with Govt. of NCT of Delhi for a share in the proceeds from this on the same principles as terminal tax.

[II] **OBLIGATORY TAXES**

8. Section 60(1) of the Act provides that the Council shall levy the following taxes: -

- (a) Property tax;
- (b) a tax on vehicles and animals;
- (c) a Theatre tax;
- (d) a tax on advertisements other than advertisements published in newspapers;
- (e) a duty on transfer of property; and

(f) a tax on buildings payable alongwith the applications for sanction of the building plan.

(i) **A tax on vehicles and animals and a theatre Tax**

8.1. This is a regulatory tax and is not a good source of revenue. As it was an obligatory tax, the Council decided to levy it at "NIL" rates. ***The same may continue for 2011-12 as well.***

(ii) **A tax on advertisements**

8.2. The rate of the taxes is provided in the Fourth Schedule of the Act. It is a nominal tax and levied per square feet on the size of the hoarding site and not on the revenue generated from the advertisements. The maximum tax payable for a hoarding is Rs. 240/- per year. If the rates of tax are permitted to be increased and based as a percentage of the receipts from the advertisements, this can be a very good source of revenue. If the Council approves, an amendment to the Fourth Schedule shall be put up to Govt. of NCT of Delhi/Central Govt. ***Pending such amendment, levy of this tax at the maximum rates provided in the Fourth Schedule may continue for 2011-12.***

(iii) **A duty on transfer of property**

8.3. On the instrument specified under Section 93(2)(b) and on the instruments presented for mutation under Section 74 of the Act, a duty on transfer of property is being levied at the following rates: -

- (a) 2% if the transferee is a woman to the extent of her share in the property;
- (b) 2.5% if the transferee is a person other than a woman.

8.3.1.A proposal to increase the Circle rates of land and buildings, for the registration of documents, is under consideration of the Govt. of NCT of Delhi. After the proposed increase the valuation of property may go up and consequentially there would be an increase in the duty on transfer of property. ***As such, no change in the rates of the duty is proposed for the year 2011-12.***

(iv) **A tax on buildings payable alongwith the applications for sanction of the building plan**

8.4. The rate of tax has been provided in the Fifth Schedule of the Act. These rate were fixed prior to 1957 and there has been no increase thereafter. The tax is nominal. For a ground floor with an area of more than 1000 sq.yrds., tax is only Rs. 600/- for the First storey and Rs. 1,500/- for the subsequent storey. The tax has no correlation with the price of the land or the cost of construction of the building and doesn't cover even the cost of

establishment engaged in sanction of these plans. Since the cost of construction of the building is being provided by the builder, alongwith the building plan, for the purposes of payment of Cess collected by the Labour Department of the Govt. of NCT of Delhi, the tax on buildings payable with the application for sanction of the building plan, should be a percentage of the said cost of construction of the building. If the proposal meets approval of the Council, the Govt. of NCT of Delhi/Central Govt. would be requested for amendment of the Fifth Schedule of the Act. ***Pending amendment in the Schedule, tax may be levied at the maximum rates provided in the Fifth Schedule.***

(v) **Property Tax**

8.5. Property tax is the most important levy for the NDMC area. It is being levied as a percentage of the rateable value of all land and buildings in the NDMC area. The properties of the Union, constructed on or after 26<sup>th</sup> January 1950 are exempt from payment of this tax, however, the NDMC is being compensated for this exemption in the form of Service Charges, through executive instructions of the Central Govt., as approved by the Hon'ble Supreme Court of India.

8.6. Upto the year 2008-09, determination of rateable value was covered by the House-Tax Byelaws of 1962, framed under the Punjab Municipal Act, 1911. With effect from 1<sup>st</sup> April 2009, and to bring uniformity in the valuation of properties, the rateable values are being determined under the Annual Rent Bye-laws of 2009. These bye-laws of 2009 were impugned before the Hon'ble High Court of Delhi by Welfare Associations and individuals also. The Hon'ble High Court of Delhi admitted the writ petitions for hearing, as per their turn, but declined stay and directed the tax-payers to make the payment, as per the Bye-laws of 2009, pending decision in the writ petitions.

**RATE OF PROPERTY TAXES**

8.7. The rate of property taxes for the year 2010-11 are as under: -

(i)	On first Rs. 10 lacs of the rateable value	20% of the rateable value
(ii)	Where the rateable value exceeds Rs. 10 lacs and is upto Rs. 20 lacs	Rs. 2,00,000/- plus 25% of the amount by which rateable value exceeds 10 lacs
(iii)	Where the rateable value exceeds Rs. 20 lacs	Rs. 4,50,000/- plus 30% of the amount by which rateable value exceeds Rs. 20 lacs

***No change in the rate property tax for the year 2011-12 is proposed.***

**COLLECTION OF PROPERTY TAXES, SERVICE CHARGES AND A DUTY ON  
TRANSFER OF PROPERTY**

8.8. Collection of property taxes, service charges and duty on transfer of property from the year 2003-04 till 31<sup>st</sup> December 2010 is as under: -

Figure (in crores)

<b>YEAR</b>	<b>PROPERTY TAX</b>	<b>SERVICE CHARGES</b>	<b>TRANSFER DUTY</b>	<b>TOTAL</b>
2003-04	111.74	16.14	7.94	135.82
2004-05	130.31	17.28	13.27	160.86
2005-06	132.87	14.23	13.15	160.25
2006-07	139.44	13.82	25.90	179.16
2007-08	179.92	15.55	13.69	202.16
2008-09	190.63	20.14	37.81	248.58
2009-10	263.56*	12.13	20.01	295.07
1.04.2010 – 31.12.2010	184.42	06.55	19.32	210.29

*\* This include collection from one time settlement scheme as was approved by the Council*

**REBATES**

8.9. Instead of changing rate of property tax, on implementation of the bye- laws of 2009 from 1<sup>st</sup> April 2009, the Council decided that all those who opt for the annual rent bye-laws 2009 shall be entitled to attractive rebates at the time of payment of property taxes, on rateable values determined under Annual Rent Bye-Laws, 2009.

8.10. The purpose of formulating the bye-laws of 2009, was to remove disparities in the rateable values of the land and buildings. While removing the disparities, the buildings which were constructed on or after 1<sup>st</sup> April 1990 have been greatly benefited and the tax-liabilities substantially reduced. In respect of rented residential properties, let after 1<sup>st</sup> April 2000, mainly in the posh NDMC colonies, like Malcha Marg, Aurangzeb Road, Prithviraj Road, Panscheel Marg, Golf Links and Jor Bagh, there has been substantial reduction in the rateable values. In Dhawan-Deep Building, for a flat which was on a rent of Rs. 1,00,000/- per month, the tax liability was, Rs. 2,20,000/- in pre-2009 Bye-Laws. It got reduced to Rs. 1,03,000/- in New Bye-laws. A reduction by 53%. This is the general reduction in the tax-liability in this building and to this extent all the owners of the property have been benefited. In the case of Tata buildings, Upasna and other similar multi-storey buildings on Aurangzeb Raod, Prithviraj Road or Hailey Road, there has been a reduction in the tax-liability from 25 to 76% depending upon the year of construction of the building. In Malcha Marg, in a rented residential properties on rent of Rs. 8,00,000/- per month, there has been a reduction in the tax-liability by 81%. Similar is the position in Amrita Shergill Marg. Almost all the properties,

constructed or purchased or rented after 1<sup>st</sup> April 2000 there has been heavy reduction in the tax-liability. In a residential building, the tax-liability has reduced from Rs.1.32 Crores to Rs.26 Lacs. In the case of property of Power Grid Corporation at Fire Brigade lane, the tax-liability has reduced from Rs. 3.54 crores to Rs.1.36 crores per year a reduction by 61%. There have been an increase in the rateable values of other residential properties, commercial properties and hotels which were mainly constructed in pre-1990.

8.11. There has been an increase in the rateable value of RBI Building, SBI building and the building of Punjab National Bank which are self-occupied. In the building of Food Corporation of India, the tax-liability has increased from about Rs.13 lacs to about Rs.1.49 Crores and the same has been paid.

8.12. Properties with the rateable value upto Rs.1,000, if used for residential purposes were exempt from payment of property taxes . There were 1383 such properties which were exempt from payment of property taxes. In the case of Khan Market and Sarojini Market, the original cost of the shop/flat was about Rs.6,600/- and the rateable value was about 660. Tax payable was Rs.120 per year. If it was a flat used for residential purposes, it was exempt from payment of taxes. This rateable value and tax thereon had no correlation with the rented properties or flats. In the new bye-laws, when the value is being upgraded to the year 2000, there is an increase in rateable values and tax thereon. Similar is the position of Shanker Market where the shops were allotted in pre-1960s. In Bengali Market, Babar Road, Todarmal Road and similar other colonies constructed prior to 1960, the rateable values were either nominal or the properties were exempt from payment of taxes, as the rateable values were below Rs.1000. There is an increase in the rateable value of these properties.

8.13. The property profile of the NDMC area is as under: -

<b>RATEABLE VALUE ANALYSIS</b>			
<b>R.V. RANGE</b>	<b>No. of Cases</b>	<b>Total ARV</b>	<b>Tax</b>
Upto 1 lacs	6243	150884813	30176963
>1 lacs and<= 2 lacs	1232	177435811	35487162
>2 lacs and<= 3 lacs	1032	258551150	51710230
>3 lacs and<= 4 lacs	822	284101775	56820355
>4 lacs and<= 5 lacs	627	280584520	56116904
>5 lacs and<=10 lacs	1535	1098501502	219700300
>10 lacs and<= 20 lacs	818	1109416316	277354079
>20 lacs and<= 50 lacs	201	1211683611	363505083
>50 lacs and<= 1 Crore	125	856930150	257079045
> 1 Crore	119	4613622956	1384085887
<b>Total</b>	<b>12954</b>	<b>10041712604</b>	<b>2732037008</b>

The above table shows that 48% of the properties have a rateable value of less than 1 lac and contribute about 1.1% of the total revenue.

76.5% of the properties, upto a rateable value of Rs.5 lacs, contribute about 8.5% of the total revenue.

2% of the properties with rateable value above Rs.50 lacs contribute about 60% of the total revenue.

8.14. The profile of residential and non-residential properties upto a rateable value of Rs.5 lacs and above Rs.5 lacs is as under: -

<b>RV slab</b>	<b>Residential</b>	<b>Non-Residential</b>	<b>Total</b>
RV upto Rs. 5 lacs	3279 (86%)	6677 (73%)	9956 (76%)
RV above 5 lacs	534 (14%)	2464 (26%)	2998 (23%)
<b>Total</b>	<b>3813</b> (29%)	<b>9141</b> (71%)	<b>12954</b>

Revenue from residential properties is Rs.27 Crores and from non-residential properties is Rs.246 Crores. Residential properties contribute 10% and Non-residential contribute 90% to the total revenue.

8.15. The property owners have been requesting that -

1. there should be more than 1 categorization of the colonies;
2. the multiplication factors for the non-residential properties and for the godowns and car parking be reduced;
3. no tax on vacant land;
4. rebate for senior citizens, women and physically challenged;
5. Additional rebate of 50% upto the RV of 10 lacs;

8.16. The Govt. of NCT of Delhi has categorized NDMC as a single category. DDA has been requesting that the rates in the NDMC should be double the rates of the A-Category of MCD. As per the L&DO rates of the lease-hold land in NDMC area, the land rates of Connaught Place, Bhagwan Das Road, Hailey Road, Hanuman Road, Baird Road, Jain Mandir Road, Jantar Mantar Road, Mandir Marg, Bhagat Singh Market, Babar Road etc. are 33% more than the rates of the other colonies in the NDMC area. As such the request of the Babar Road Association to reduce the unit rates fixed by the NDMC could not be agreed to, if the method of calculation by DDA and the L&DO are taken into consideration, the unit rate in the Babar Road, have to be much higher than other colonies of NDMC.

8.17. Since most of the residential properties in the Babar Road area, B.K. Dutt Colony and other smaller properties have a RV of less than Rs.1 lakh, to meet the request of these

associations, the Council decided to give a 50% rebate to all the 48% properties, which have a RV upto Rs.1 lakh.

8.18. The Valuation Committee considered the request of owners of Non-residential properties, godowns and parking-spaces and agreed to reduce the multiplication factor from 6 to 4 thereby giving a 33% reduction in the rateable values of the Non-residential properties other than the rented properties. In the case of godowns and parking spaces, the multiplication factor was reduced from 0.5 to 0.25 thereby giving a relief of 50%. In respect of the vacant land, the Valuation Committee agreed to reduce the unit rate for unconstructed portion of land of residential self-occupied properties, from 1000 to 500, thereby giving a relief of 50% in the computation of rateable value of such land in self-occupied residential properties.

8.19. The Council agreed to give a rebate from payment of property taxes to all those who opt for determination of rateable values under the Bye-laws of 2009. A rebate of 25% was allowed from the payment of property taxes on the self-occupied residential properties owned and occupied by senior citizens, women and physically challenged, if no portion of the property is on rent or used for commercial purposes. To encourage property owners to opt for the Annual rent Bye-laws of 2009, a further rebate of 10% was given for the prompt payment of taxes, if the taxes are paid by specified dates. This rebate was 5% if payment is made, after the specified date, but before 31<sup>st</sup> December.

8.20. As regards the claim for a 50% rebate on the rateable value upto 10 lacs, this would be an additional rebate of Rs.37.10 Crores i.e. about 15% of the total revenue. This demand may not be agreed to. However, keeping in view the fact that some of the residential property owners have to pay a higher tax, under the Rateable Value Bye-laws 2009, it is for the consideration of the Council, as to whether to give this 50% rebate to 3279 residential properties, which have a rateable value upto 5 lacs. This would give the desired relief to residential properties and meet their demand. Additional rebate in the segment of Rs.1 lac – Rs.5 lacs of the residential properties, would be about Rs.5 crores, which is 20% of the total contribution from the residential properties.

8.21. The New Delhi Traders Association have claimed that due to re-development work in the Connaught Place area, there has been a decline in their sales and revenue and levy of property taxes should be waived or reduced or the Bye-laws of 2009 should not be made applicable to their properties. Property tax is levied on the rental potential of a building and not on the revenue or sales earned by the occupiers. Most of the members of this Association are tenants and not owners of the shop and are not liable to tax. However, due to re-development work, there might have been some inconvenience to their customers. Council may authorize the Chairperson to give a rebate of not more than 20% to the occupiers of the shops who are themselves paying the property taxes under the Bye-laws of 2009. This rebate

shall not be available to office/commercial complexes. The rebate would be available for 2010-11 and 2011-12.

8.22. In the case of aided schools and colleges as well as unaided schools, there is a request for grant of rebates for the portion which is not on rent or used for commercial purposes. It is proposed that a rebate of 40% and 20% may be allowed to the aided-schools and colleges and unaided schools respectively.

**[III] SERVICE CHARGES**

9. Properties of the Union constructed on or after 26<sup>th</sup> January 1950 are exempt from the levy of property taxes. Under orders of the Govt. of India, as approved by the Hon'ble Supreme Court, Service Charges are payable on all such properties. There has been a change in the valuation of such properties in the Bye-laws of 2009. If the service charges are paid as per these bye-laws of 2009, the rebates would be admissible on service charges at the same rates as to the private properties.

**[IV] COMPLETION OF PENDING ASSESSMENTS AND ARREARS OF TAXES FOR THE PERIOD UPTO 31<sup>ST</sup> MARCH 2009**

10. Under the Act of 1994, there is no time limit for the completion of assessment after issue of a notice under Section 72 of the Act, for increase in RV. This provision is being misused in getting the assessment delayed, creation of demand and payment of taxes. It has been seen that during the pendency of proceedings, sometimes, the properties are sold and payment of the demand on completion of assessments is disputed by the new owners. On an estimate about 2000 such assessments are pending and unless a time-limit is imposed for finalisation of these assessments, there would be tendency to get delayed, finalisation of assessment and delay in payment of taxes. It is proposed that there should be a time-limit of 3 years for the completion of assessment, from the end of the year in which the notice has been issued. On imposition of this time-limit, all the pending section 72 notices of the Act upto the period ending 31<sup>st</sup> March 2009, under the Bye-laws of 1962, have to be completed by 31<sup>st</sup> March 2012.

10.1. It is proposed that an incentive may be given to the property owners who get their assessments finalised, for the period ending 31<sup>st</sup> March 2009 and pay the taxes by 31<sup>st</sup> September 2011. This rebate may be 10% of the additional demand raised and collected in these pending assessments.

**[V] SETTLEMENT OF DISPUTES(IF ANY), DECISION IN REMAND CASES WHERE DEMAND IS OUTSTANDING ON 31<sup>ST</sup> MARCH 2009**

11. Last year the Council approved a 'One-time Settlement' Scheme to settle disputes of the above category and more than 900 applications were received. Most of these cases were



attended to and demand either reduced or collected. Rebate of 10% for the demand upto Rs.20 lacs and 5% on demand above Rs.20 lacs was allowed, if the payment was made by a specified date. Sufficient number of applications were received for grant of refund, when the payment had already been made. The scheme was only to reduce the arrears of tax and not to give refunds in the cases where taxes had already been paid. It is proposed to take up remaining cases and settle the disputes, finalize the remanded cases and allow the same rebate of 10% upto a demand of Rs.20 lacs and 5% on the demand above Rs.20 lacs.

11.1. The remanded cases have to be given the same priority as to the cases where the proposal for increase in rateable values are pending, as after the case is remanded, the tax-payers are reluctant to make payment of even admitted taxes. These assessments have to be finalised before 31<sup>st</sup> March 2012. In all those cases where the tax-payers get the assessment finalised before 30<sup>th</sup> September 2011 and pay the taxes, a rebate of 10% may be allowed on the additional demand raised and paid by this date.

11.2. It is for consideration of the Council, that when incentives are being given to the property tax-payers for getting finalised the assessments, reduction or collection of the demand outstanding as on 31<sup>st</sup> March 2009 and settlement of remand cases, some incentive scheme may also be considered for the staff engaged in attending to these cases and recovery of the outstanding dues.

[VI] **GRIEVANCES REDRESSAL AND SETTLEMENT OF DISPUTES COMMITTEE**

12. In the year 2005, the Council had approved setting up of such a committee for settlement of disputes and redressal of grievances of the cases of the revenue earning departments. This committee continued upto 2008. It was directly working under the Chairperson and Council had approved the Chairperson to settle the disputes or get settled the disputes through this Committee. It is for consideration as to whether this committee may be revived only to consider the settlement of disputes and redressal of grievances of the property tax department. The Committee, if approved, would attend to only those cases which are referred to by the Chairperson and recommendations of the Committee shall be placed before the Chairperson for further orders.

13. **Financial implication of the proposed subject**

This is a statutory requirement.

14. **Implementation schedule with timelines for each stage including internal processing**

Not applicable.

15. **Comments of the Finance Department**

The proposals is a statutory requirement.

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

----- NIL -----

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

This is a legal requirement.

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

In 2010-11, the rates were approved in Resolution No.13(F-2) dated 15.01.2010.

19. **Comments of the Law Department on the subject/project**

The proposal is as per law.

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

No comments.

21. **Recommendations**

Council may approve the proposals as contained in Paras - 07 to 12 and permit implementation, in anticipation of confirmation of minutes of the meeting.

Chairperson has seen the proposal and approved its being placed before the Council as an urgent item of business.

### **COUNCIL'S DECISION**

Resolved by the Council to accord approval for the following :-

1. **(A) Rate of Property Tax:-**

	<b><u>Lands and buildings or part thereof</u></b>	<b><u>Rate of Tax</u></b>
(i)	Where the rateable value does not exceeds Rs.10 lacs	20% of the rateable value
(ii)	Where the rateable value exceeds Rs.10 lacs but does not exceeds Rs.10 lacs	Rs.2,00,000/- plus 25% of the amount by which the rateable value exceeds Rs.10 lacs.
(iii)	Where the rateable value exceeds Rs.20 lacs	Rs.4,50,000/- plus 30% of the amount by which the rateable value exceeds Rs.20 lacs.

**(B) Rate of Tax on vehicles and animals :-** As per Schedule-II of the Act at 'NIL' rate.

**(C) Rate of theatre tax :-** As per Schedule-II of the Act at 'NIL' rate.

**(D) Rate of tax on advertisements other than advertisements published in the Newspapers:-** As per Schedule-IV of the Act at maximum rate.

**(E) Rate of duty on transfer of property :-** Duty on transfer of property on the instruments specified in Sec.93(2)(b) and on instruments presented for mutation under sec.74, at the following rates :-

- (a) 2% in case the transferee is women to the extent of her share in the property.
- (b) 2.5% in case the transferees are persons other than women.

**(F) Tax on building payable alongwith the application for sanction of the building plan :-** As per Schedule-V of the Act.

**(G) Tax on sale or supply of Electricity :-** Electricity tax is a discretionary tax under section-60(2)(c). The tax may be @5% of tariff fixed by DERC for consumption, sale or supply of electricity or on sale of surplus electricity.

2. **Rebates from payment of property tax** :- Rebate from payment of property tax assessed on the rateable values determined under Annual Rent Bye-laws of 2009, for the year 2011-12 may be allowed as under :-

- (i) a rebate of 50% of the tax calculated on the rateable value upto Rs.5 lacs of lands and buildings used or to be used and occupied or to be occupied for residential purposes;
- (ii) a self occupancy rebate of 25% of the property tax payable after allowing the rebate at (i) above, in respect of self occupied residential properties singly owned by a sr. citizen who is sixties years or more in age as on 01.04.2011 or by a women or a physically challenged person, irrespective of their age or jointly owned by any of these categories;  
 Provided that no portion of the building owned by such a sr. citizen or women or physically challenged person is on rent or is used for commercial purposes and the building is actually owned and occupied by these categories;
- (iii) a rebate of 50% of the tax determined on rateable values upto Rs.1 lac, for properties other than residential properties;
- (iv) a rebate of 40% of the tax payable in respect of aided schools and colleges and 20% of tax payable by unaided schools for the lands and buildings owned by Society or Body after deducting the rebate at (iii) above;  
 Provided that no such rebate shall be available on the portions on rent or used for commercial purposes;
- (v) the Chairperson is authorized to give rebate of not more than 20% of the tax payable by owner or tenant, for the shops occupied by him in Blocks A – H, K – N in Connaught Place as may be decided by Chairperson;  
 Provided that this rebate shall not be available to premises occupied by Banks or for office and commercial purposes or multiplex;
- (vi) on the net tax payable, after rebate as above from (i) to (v), a prompt payment of rebate of 10% of the net tax may be allowed, if the tax is paid, alongwith a return U/s-77 of the NDMC Act by 30<sup>th</sup> September, 2011 and 5% if the tax is paid after 30<sup>st</sup> September, 2011 but on or before 31<sup>st</sup> December, 2011;

3. Resolved further by the Council to accord approval of Para-9, 10, 11 & 12 of the proposal.

4. Resolved further that date for payment of tax with rebate, if considered necessary may be extended by the Chairperson from time to time.

5. Resolved further that in case of any disputes on the question of quantum of the rebate permissible under Clause-(i) to (vi) of Para-2 or Para-3 above, the decision of the Chairperson shall be final.

6. Resolved further that rebate at Para-2(v) above would be available for the year 2010-11 as well.

7. Resolved further that proposals contained in paragraphs-7.2 & 7.3 relating to an 'education cess' and tax on 'trades' was not approved and Paras-7.4, 8.2 & 8.4 be examined and report submitted to the Council and in respect of Para-7.5, the matter may be taken up with the Government of NCT of Delhi.

It was further resolved that the department may initiate action in anticipation of the confirmation of the minutes by the Council.

**ITEM NO. 10 (B-36)**

1. **Name of work:** Supply, installation, testing and commissioning of CCTV Cameras in various buildings in NDMC area.
2. **Department:** Electricity Department
3. **Brief History of the proposal:** After the incident of terrorist attack on 26.11.08 in Mumbai, under the instructions of Chairman NDMC, a team of officers comprising CSO, FO-cum-NA, EE(E)BM-II and AEE-II(BM-II) inspected NDMC Commercial Complexes / Buildings for assessing the requirement of CCTV Cameras. The report was then put up to Chairman who in consultation with Secretary, CVO, CSO & other concerned officers decided to install CCTV Cameras at various NDMC Complexes for the safety & security of these buildings. Council vide resolution no. 5(B-01) dated 21.04.10 accorded AA & ES to the estimate amounting to Rs 2,74,37,200/- for the above cited subject work which covered installation of CCTV Cameras & associated system in following major buildings / complexes:
  - a) Palika Bhawan Commercial Complex
  - b) Yashwant Place Commercial Complex
  - c) Chanakya Bhawan
  - d) Chander Lok Building
  - e) Mohan Singh Place
  - f) Shaheed Bhagat Singh Place
  - g) Lok Nayak Bhawan
  - h) PSOI Nehru Park Chanakya Puri

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

Open tenders were floated through e-Procurement Module which were opened on 27.08.10. Three firms participated. The detailed position of the tendering firm is as under:

S No.	Name of the firm	Estimated cost	Position	Percentage above / below
1	M/s HCL Info System Ltd	2,56,15,944/-	Not eligible	Price bid not opened.
2	M/s Pan Intellectom Ltd	-do-	Eligible	1.267% above.
3	M/s Turbo Causal Taney	-do-	Not eligible	Price bid not opened.

The justification statement has been prepared on the basis of current market rates. The justified cost of work comes to Rs 2,82,12,364/- which is 10.13% above the estimated cost. The rates quoted by the eligible firm M/s Pan Intellectom Ltd are reasonable and justified.

The case has been examined by Planning and the same has been found in order.

The case has also been concurred in by Finance vide Dy No. 2730/Finance/R-Electric dated 10.01.11 for award of work to the eligible firm M/s Pan Intellectom Ltd at their quoted amount of Rs 2,59,40,648/-.

The expenditure is chargeable to Budget Head H-2-8 for procurement & installation of CCTV against which a budget provision of Rs 50 lacs exists during the year 2010-11 (IT Department) which shall be got suitably enhanced & allocated to Electricity Department.

5. **Financial implications:** Rs 2,59,40,648/-
6. **Implementation Schedule:** Six months
7. **Comments of the Finance Department:** The Finance vide Dy no. 2730/Finance/R-Electric dated 10.01.11 has concurred in award of work to M/s Pan Intellectom Ltd at their quoted amount of Rs 2,59,40,648/-.
8. **Comments of the department on comments of Finance:** NIL
9. **Legal implication of the subject:** No legal implication is involved.
10. **Details of previous Council Resolution:** NIL
11. **Comments of Law Department:** It has no law point.
12. **Comments of the department on the comments of Law Department:** Nil
13. **Certification by the department:** It is certified that while processing the case, all CVC guidelines & codal formalities have been followed.
14. **Recommendations of the department:** The case may be placed before Council for approval of award of work to the firm M/s Pan Intellectom Ltd at their quoted amount of Rs 2,59,40,648/- as per terms and conditions of tender for the work of Supply, installation, testing and commissioning of CCTV Cameras in various buildings in NDMC area. Further, keeping in view the urgency approval may also be accorded to start the work in anticipation to the confirmation of the minutes by the Council.
15. **Draft Resolution:** Resolved by the Council that the work of Supply, installation, testing and commissioning of CCTV Cameras in various buildings in NDMC area is awarded to the firm M/s Pan Intellectom Ltd at their quoted amount of Rs2,59,40,648/- as per terms and conditions of tender. Further, approval is also accorded to start the work in anticipation to the confirmation of the minutes by the Council.

#### **COUNCIL'S DECISION**

Resolved by the Council that being single tender, the offer of the firm be rejected and the department may go for retendering.

**ITEM NO. 11 (C- 30)****CONTRACTS/SCHEMES INVOLVING AN EXPENDITURE OF RS. 1 LAC BUT NOT EXCEEDING RS. 100 LACS.**

Section 143 (d) of NDMC Act, 1994 provides that every contract involving an expenditure of Rs.1 lac but not exceeding Rs.100 lacs under clause 143 (c) shall be reported to the Council. In pursuance of these provisions, a list of contracts entered/executed upto December, 2010, have been prepared.

A list of the contracts, entered into for the various schemes, is accordingly laid before the Council for information. **(See pages 47 - 56).**

**COUNCIL'S DECISION**

Information noted.

**Annexure 47 – 56**

**10 pages**



















**annexure ends**



**ITEM NO. 12 (C-31)****ACTION TAKEN REPORT ON THE STATUS OF ONGOING SCHEMES/WORKS  
APPROVED BY THE COUNCIL.**

In the Council Meeting held on 28.8.1998, it was decided that the status of execution of all ongoing schemes/works approved by the Council indicating the value of work, date of award/start of work, stipulated date of completion & the present position thereof be placed before the Council for information.

The said report on the status of the ongoing schemes/works upto November, 2010, had already been included in the Agenda for the Council Meeting held on 29.12.2010.

A report on the status of execution of the ongoing schemes/works awarded upto December, 2010, is placed before the Council for information. **(See pages 58 - 93).**

**COUNCIL'S DECISION**

Information noted.

**Annexure 36 pages**

**58 – 93**













































































**annexure ends**

**annexures**

























































































**annexure ends**

**ITEM NO. 13 (U-04)****REPORT OF THE SUB-COMMITTEE CONSTITUTED FOR FINALIZATION OF NIT FOR SECURITY AND TRAFFIC SERVICES/ARRANGEMENTS AT VARIOUS NDMC PREMISES.****Name of the Department : Security Department**

The Council considered an agenda vide item No. 6 (U.02) in its meeting held on 16.06.2010 regarding award of work relating to "Security and Traffic Arrangements at various locations of NDMC under Group Contract 'C' to 'H' ". The Council resolved that the tenders be rejected and fresh tenders be invited as per suggestions of a Sub-Committee comprising of Sh. Karan Singh Tanwar, MLA & Member, NDMC, Director (Finance) and Chief Security Officer. It was further decided that the existing contracts may be extended till finalization of tendering process.

The said Committee has given its **report**. The same is enclosed (**See pages 136 – 138**) and placed before the Council for information and approval.

In the light of recommendations made by the Sub-Committee, approval of the Council is solicited for the following:-

- i) Float the NITs in respect of Group Contracts 'C' to 'H' with the terms and conditions finalized by the Sub-Committee and
- ii) Extend the term of existing Contracts for Group 'C' to 'H' till award of work as per modified NITs.

**COUNCIL'S DECISION**

Resolved by the Council that the recommendations of the Sub-Committee may be scrutinized by the Finance and Law Department and thereafter be brought before the Council again in due course.

It was also resolved by the Council to extend the term of existing Contracts for Group 'C' to 'H', till award of the work based on fresh tenders.

ANNEXURE 3 PAGES





ANNEXURE ENDS

**ITEM NO. 14 (A-31)****1. NAME OF THE PROJECT:**

Appointment of Consultant in respect of construction of New Hospital at Moti Bagh in place of Veterinary Hospital

**2. NAME OF THE DEPARTMENT:**

CIVIL ENGINEERING DEPARTMENT

**3. BRIEF HISTORY OF THE PROJECT:**

Since the last few years, the existing infrastructure and facilities at C.P.H. have been proving to be quite inadequate to cater to the aspirations of the public that visits the C.P.H. for treatment. As such an urgent need was felt for up gradation of existing infrastructure as well as introduction of latest facilities which were not available at C.P.H.

Keeping this in mind a proposal for up gradation was mooted. But due to non viability of the existing building for vertical expansion and the inadequacy of the campus for required horizontal expansion, the up gradation and addition/alteration in the present setup was found to be grossly inadequate to support a facility of the magnitude capable of catering to the needs of people for the coming years.

A Hospital requires a lot of supporting infrastructure and adequate backup for emergency activities, adequate parking and other facilities for staff as well as visiting public.

Keeping this in mind an exercise was undertaken to explore the feasibility of an alternate location in the immediate vicinity. After due deliberation the nearby veterinary hospital site was found to meet the basic requirements. In the process it was studied that the adjacent small plot of land, presently occupied by a primary school which was running below capacity and did not have a complete and basic infrastructure for a school, have been shifted to a nearby school in Netaji Nagar which has the infrastructure and capacity to accommodate the students

By merging the plot of school and veterinary hospital, resultant plot is just adequate to support a hospital of the magnitude required to fulfill N.D.M.C.'s obligation of providing quality health facilities to the residents of this area.

In the process the school will also get the minimum basic infrastructure required at the alternate location fulfilling the N.D.M.C.'s obligation of providing quality education. In the process the patients will get modern medical facility.

The site on which the new CPH is proposed after merger of the school plot is located on the Shanti Path adjacent to the Rail museum flyover. The site has a better visibility and connectivity as compared to the location of existing CPH.

The area of the combined plot is 12406 sq. meters and it is bounded by the road from Shanti Path towards Ring Road on one side a school building on the left side and Govt. housing on the right and rear side. A number of the fully grown up trees exist on the site and more than 60% of such trees shall require to be cut for the construction of new hospital building.

#### **4. DETAILED PROPOSAL ON THE SUBJECT / PROJECT:**

##### **FAST TRACK PROJECT**

A multi storey hospital building has been conceived at the location of veterinary hospital. As the project is required to be taken up on urgent basis, it is therefore considered appropriate that the same be included in the fast track project as per provisions of the office order No. D - 344 / PA / DIR (GA) / 05 / ON LINE Dated. 20.12.2005.

##### **TEAM LEADER AND TEAM MEMBERS**

The Team Leader and Team members were constituted as Coordination Committee and were approved by Chairman N.D.M.C vide order dated **12.01.2010 and 29.01.2010**.

The detail of 250 + Bedded hospital prepared wherein, it was proposed to set up 2 Basements and 7 upper floors with followings:

1. OPD / Specialized OPD
2. EMERGENCY / CASUALTY / DISASTER MANAGEMENT
3. GYNE / MATERNITY WING / O.T maternity
4. SURGICAL WARD (MALE & FEMALE)
5. PRIVATE ROOMS, RADIO DIAGNOSTICS, IMAGIONS AND PATHOLOGY
6. OT, ICU, ICCU, etc.

##### **Criteria for Preparation of Bid / Tender / E O I (Expression of Interest):**

It was proposed to call offers from the leading consultants fulfilling the following criteria which are summarized as under:-

- A. Successfully completed works for providing consultancy for minimum three projects of 250 or more bedded hospital with in the last seven years of span and one project should be either in hand or must have been completed with in the previous calendar year from the date of the advertisement and one work should be executed for any government, local self government, semi government agency in India or abroad, covering the following aspects of consultancy:-
  - (I) Architectural Design & Structural Design : covering interiors, internal & external services and utilities designing, landscape architecture, land sub division planning and its designing, Environmental and land assessment, preliminary and detailed drawings "good for construction", sewerage, water supply and electrical lay outs, completion plans etc.
  - (II) HVAC, Sound systems, public address systems, Air cleaning systems, and other systems matching international standards, commitments and conventions.
  - (III) Waste management: Planning, Design and implementation etc.
  - (IV) Tendering & Project Management : Documentation, Quantity Survey, Cost estimation, Tendering and evaluation, Quantity Survey, Cost estimation, Tendering and evaluation, Market Rate Analysis, Contract administration, Quality Control, Supervision of Construction, Technical assistance and advisory services, Material & equipment testing, Post – occupancy evaluation, checking of bills, claims etc.

An **EOI** was prepared and approved on **09.03.2010** to publish the same in the leading News papers / Websites of NDMC and sent to DIR (IT) to publish upto **13.03.2010**. The **EOI** was submitted by the agencies on **31.03.2010**.

**23 (Twenty three)** firms / Agencies submitted their **EOI on 31.03.2010**. The comparative statement was prepared and submitted to coordination committee on **03.05.2010**. It was decided after scrutinizing the comparative statement that only **10 (Ten)** Agencies were found qualified and **13** were found disqualified.

It was decided by the Coordination Committee to call a pre – bid meeting with Ten qualified Agency and the same was held on **20.05.2010** to show the company profile by giving presentation. Out of **10** agencies only **6 (Six)** had participated in presentation. The coordination committee short listed 5 firms out of 6 Firms who participated to submit R.F.P.

The R.F.P documents were prepared on **24.06.2010** and the same was got checked in planning on **01.07.2010**. The R.F.P documents were issued to **5** Agencies but only **4** agencies submitted the proposal on **22.07.2010** in the call of technical and financial bids. The technical bids and related documents; individual statement showing the marks obtained by the each agencies has been prepared and approved by the competent authority on 19.08.2010. Thereafter, the financial bid was conceded by competent authority the consultants M/s Hospitech Management Consultant Pvt. Ltd. has obtained highest marks and final evaluation as a under:-

S. No.	Bidders	Technical proposal		Financial proposal		Composite score	Ranking
		Score	Weightage	Score	Weightage		
1.	M/s Hospitech Management Consultant Pvt. Ltd.	93	70%	100	30%	95.1	H1
2.	M/s Enarch Consultants Pvt. Ltd.	77	70%	79.33	30%	87.7	H2
3.	M/s Design Associates Inc & Medisys Project Consultant Pvt.Ltd.	93.7	70%	Unresponsive	-	-	-

#### **5. FINANCIAL IMPLICATION OF THE PROPOSED PROJECT:**

Total tendered amount of Rs. 119 Lacs. The expenditure will be chargeable to head of account D.2.2.11.

**6. IMPLEMENTATION SCHEDULE WITH TIME LIMITS FOR SUCH STAGE INCLUDING INTERNAL PROCESSING**

	<b><u>STAGES</u></b>	<b><u>TIME</u></b>
(1)	Preliminary Design & Drawings	Four weeks from the date of start.
(2)	Statutory body approval	Four weeks from approval of stage one
(3)	Working drawings and Tender Documents	Six weeks from approval of Stage Two
(4)	Finalization of contractors Bids	Four weeks from date of Stage Three
(5)	Execution and Completions	One hundred four weeks Or Till completion of project

**Procedure for review of the work of consultant**

After award of contract, the monitoring committee which has already been approved by competent authority will review the work of consultant every fortnightly.

**7. COMMENTS OF THE DEPARTMENT ON THE COMMENTS OF FINANCE DEPARTMENT**

Finance has concurred the proposal vide diary no. 2722/Finance/R- Civil dtd. 31/12/10

**8. LEGAL IMPLICATION OF THE SUBJECT / PROJECT:**

**NIL**

**09. DETAILS OF PREVIOUS COUNCIL RESOLUTION EXISTING LAW OF PARLIAMENT AND ASSEMBLY ON THE SUBJECT**

**NIL**

**10. COMMENTS OF LAW DEPARTMENT ON SUBJECT**

**NIL**

**11. COMMENTS OF THE DEPARTMENT ON THE COMMENTS OF LAW DEPARTMENT**

**NIL**

**12. CERTIFICATION BY THE DEPARTMENT THAT ALL CVC GUIDELINES HAVE BEEN FOLLOWED WHILE PROJECTING THE CASE.**

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

**13. RECOMMENDATION**

It is recommended that the lowest offer of M/s Hospitech Management Consultant Pvt. Ltd. with tendered amount of Rs. 119 lacs for carrying out the Consultancy for the work " Construction of New Hospital at Moti Bagh" may be accepted. It is also proposed to award the work and to take further action in anticipation of confirmation of the minutes.

**14. DRAFT RESOLUTION**

Resolved that the work be awarded to M/s Hospitech Consultant Pvt. Ltd. at their tendered amount of Rs. 119 lacs (Rupees One Crore Nineteen Lacs) and further action be taken in anticipation of confirmation of the minutes by the Council.

**COUNCIL'S DECISION**

Resolved by the Council to accord approval for awarding the work of Consultancy to M/s Hospitech Consultant Pvt. Ltd. at their tendered amount of Rs.119 lacs.

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

**ITEM NO. 15 (B-37)**

1. **Name of Work:** Norms for Annual Maintenance of Various Electrical Services/Work (Review).

2. **Department:** ELECTRICITY DEPARTMENT

3. **Brief History of the Proposal:**

Council vide its resolution No. 6(B-3) dated 27.05.2005 has approved the norms for annual maintenance of various electrical services/works first time to stream line the sanctioning of maintenance estimates which was valid upto 31.03.2008 the approved norms was further extended vide Council Resolution No.19 (B-10) dated 18.06.2008 for a period of 3 years i.e. upto 31.03.2010 and as such is required to be reviewed and approved to adopt it further.

4. **Detailed Proposal on the Subject:**

A Sub-Committee in the Chairmanship of SEE (II) was constituted in which SEE-V, EE (D/N), EE (D/S), EE (BM-II), EE (M/S) & A.O (Elect.) were the member with the approval of Chairman to review, suggest and recommend the norms for service/maintenance of various electrical works.

The Sub-Committee met and after in series discussions it has concluded that existing norms need not required any revision except the norms for 11 KV Distribution network since the expenditure is hardly manage with in prescribed amount as per existing norms, therefore to enhance the ceiling of cap for the capital cost from 1% to 2% for 11 KV Distribution network. Further a large number of developmental works of Metro carried out in the areas which in turn increase the maintenance cost and number of schemes for augmentation and strengthening is in pipe line and expected to be completed with in 2-3 years although there is an inflationary trend in the market.

It has therefore recommended by the Sub-Committee that the existing 11 KV Distribution network being very old system requires more intensive maintenance for which it is necessary to enhance the sealing of cap for capital cost from 1% to 2%.

The case has been seen by the Finance Department and concurs into the proposal of department to continue the existing norms explained in **Annexure 'A' (See page 146)** table 1 & 2 for annual maintenance of various electrical services/works only upto 31.03.2013.

5. **Financial Implications:**

The norms percentage for various electrical services are approved on the basis of capital cost with a limit in percentage variation of capital cost not more than 5% over the preceding year and the enhancement of ceiling for capital cost from 1% to 2% for 11 KV distribution network.

6. **Implementation Schedule:**

The norms shall be valid upto 31.03.2013.

7. **Comments of the Finance Department:** Nil.



8. **Comments of the Department on comments of Finance Department:** Nil.
9. **Legal Implication on the Subject:** Nil.
10. **Details of previous Council Resolution:**  
Council Resolution No. 6(B-3) dated 27.05.2005.  
Council Resolution No. 19(B-10) dated 18.06.2008.
11. **Comments of Law Department:**  
It has no legal issue.
12. **Comments of the Department on comments of Law Department:**  
Nil.
13. **Certification by the Department:**  
All Central Vigilance Commission (CVC) guidelines have been followed.
14. **Recommendations of the Department:**  
The case may be placed before the council for approval to continue the existing norms (**Annexure 'A'** table 1 & 2) (**See page 146**) for annual maintenance of various electrical services/works for period upto 31.03.2013 with enhance the ceiling of cap for capital were 1% to 2% for 11 KV Distribution network.
15. **Draft Resolution:**  
Resolved by the Council that the existing norms for maintenance of Electrical services as explained above in **Annexure 'A'** (**See page 146**) table 1 & 2 are approved for period upto 31.03.2013 with enhance the ceiling of cap for capital were 1% to 2% for 11 KV Distribution network.

#### **COUNCIL'S DECISION**

Resolved by the Council to accord approval for maintenance of Electrical services as explained in table 1 & 2 of **Annexure 'A'** of the preamble for the period upto 31.03.2013, as per existing norms, with enhancement of the ceiling of cap for capital from 1% to 2% for 11 KV Distribution network.

**(SANTOSH D. VAIDYA)**  
SECRETARY

**(PARIMAL RAI)**  
CHAIRPERSON

**Annexure 'A'****Table 1**

<b>S.No.</b>	<b>Name of work</b>	<b>Norms percentage of capital cost</b>
1.	Annual maintenance of Central AC Plant in Commercial Complexes office complexes	10.15 9.15
2.	Annual maintenance of Air Conditioners(window type and split units),water coolers	9.90
3.	Annual maintenance of Desert Coolers	14.40
4.	Annual maintenance of D.G.Sets in Commercial Complexes office complexes	11.30 10.30
5.	Annual maintenance of 66/33/11KV incoming feeders	1.50
6.	Annual maintenance of 66/33KV sub-stations	0.85
7.	Annual maintenance of 11KV sub-stations	1.70
8.	Annual maintenance of 11KV Distribution network	2.00
9.	Annual maintenance of LT distribution network	1.40
10.	Annual maintenance of House service meters	0.70
11.	Annual maintenance of road lighting in NDMC area	28%

**Table 2**

<b>S.No.</b>	<b>Variation in capital cost over the preceding year</b>	<b>Percentage variation</b>	<b>Value of capital cost to be taken for calculating norms.</b>
1.	Decrease	No limit	Actual decreased value of capital
2.	Increase	Less than 5%	Actual increased value of capital cost.
3.	Increase	More than 5%	Increased value of capital cost. The increase in capital cost over the preceding year shall be restricted to 5%.