



GOVERNMENT OF KERALA

Abstract

Local Self Government Department-LIFE Mission- Provisional approval for the DPR submitted by TDLCCS Thrissur for the Construction of 2 BHK Housing Complex for GCDA, at West Rameswaram, Fort Kochi, Ernakulam District under LIFE Mission Kerala.

Local Self Government(DB)DEPARTMENT

G.O.(Rt)No.1103/2020/LSGD Dated,Thiruvananthapuram, 11/06/2020

- Read 1. G.O(Rt)No.1454/2019/LSGD dated 11.07.2019.
2. Letter No. 9947/E1/17/GCDA dated 13.03.2020 from Secretary, GCDA.
3. Letter No.3/C.H.N/2020/GCDA dated 13.03.2020 from Chairman, GCDA.
4. Letter No.LM/EW/GCDA/18 dated 20.03.2020 from CEO, LIFE Mission.

ORDER

As per G.O read as 1st paper above Administrative sanction was accorded for an amount of Rs.15,84,50,000/- for construction of Two blocks in 70 cent plot of GCDA at West Rameswaram, Fort Kochi, Ernakulam for rehabilitation of 88 families of P&T colony under LIFE Mission Project using pre-fab technology(GFRG Panel) through FACT RGF Building Products Ltd.(FRBL). But as per the letter read as second paper above Secretary GCDA has reported that FRBL is facing legal problems regarding financial liability and hence that may cause hindrance in its continuation as PMC and timely completion of the project and hence requested for revised administrative sanction for the above work for an amount of Rs.17.40 Cr through Thrissur District Labour Contract Co-operative Society(TDLCCS) by limiting the number of houses to 86 . As per letter read as 2nd paper above GCDA has also furnished a new proposal for the same.

Government have examined the matter in detail and are pleased to grant Provisional approval to the DPR of TDLCCS furnished by GCDA for the Construction

of 2 BHK Housing Complex (G + 3 Floors) for GCDA, at West Rameswaram, Fort Kochi, Ernakulam District under LIFE Mission Kerala subject to the following observations/ modifications/conditions .Administrative sanction will be issued subject to the above observations.It is also ordered that final cost will be approved only after Technical Sanction.

Technical observations and the General remarks are as below.

1. The soil investigation carried out by CET recommended deep foundation due to the presence of water table at a depth of 1 m below G.L even in dry season with minimum depth of pile as 46m from G.L.
2. However the foundation of the structure is seen proposed as RCC under reamed double bulb piles with a concrete mix of M-25 with a raft slab as pile cap and the superstructure is proposed as composite based on the subsequent investigation and recommendation of S&R consultants.
3. The plinth beams are of size of 30x45 cms and steel shoring for excavation are seen proposed
4. Outer wall using M25 RCC is proposed with a thickness of 20 cm and height 1.15m below the plinth.
5. Provision for extra cement provision is included in the proposal for concrete works.
6. Providing and laying APP (Atactic Polypropylene Polymer) modified prefabricated five layer, 3 mm thick water proofing membrane is included in the proposal.
7. Steel columns provided are seen at very close intervals which requires a review.
8. Partition walls proposed with AAC blocks.
9. Separate STP units are provided for each block which is uneconomical.
10. Provision for Supply and fixing of Solar panel on grid connection arrangements to KSEB.

11.The estimate is prepared based on DSR 2016 with cost index 39.89% of Ernakulam District.i.e. the cost index without GST provision.

12. Centage charges@5% and GST @18% is seen included in the proposal

General remarks

Total Cost is Rs.17.4 crores. Area of two blocks proposed is approx 3762 sq m.

Cost per sq.ft works to approx Rs.4300 (foundation cost is approx Rs.1400 per sq ft). The cost per unit area is seen very very high and hence directed to review the following.

1. The provision of foundation to be modified to bring in economy.
- 2.The provision of Steel shoring sheet proposed, outer wall using M25 RCC of 20 cm thick for a height 1.15 m below the plinth, provision for extra cement in concrete works, providing and laying APP (Atactic Polypropylene Polymer) modified prefabricated five layer, 3 mm thick water proofing membrane etc shall be reviewed.
- 3.The sizes of structural members shall be optimized considering economy & structural stability.
4. Seperate STP units are provided for each block which is uneconomical and shall be reviewed.
- 5.The report of vetting of design by IIT Madras has to be furnished.
- 6.The provision of GST @ 18% has to be reviewed.

CEO, LIFE Mission should rework the estimate to achieve economy in foundation, Superstructure and the ancillary structures before issuing Technical Sanction.

(By order of the Governor)
PATSY STEPHEN
JOINT SECRETARY

To:

File No.LSGD-DB1/272/2019-LSGD

Chief Executive Officer, LIFE Mission.

Secretary, GCDA.

State Performance Audit Officer, Thiruvananthapuram.

Director, Kerala State Audit Section, Thiruvananthapuram.

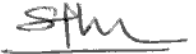
Director Information Kerala Mission, Thiruvananthapuram.

Principal Accountant General (Audit/ A & E), Thiruvananthapuram.

Finance Department (vide E.No.1075255/DEV-3/12/2019-Fin dated, 28.05.2020)

Stock File /Office.

Forwarded /By order


Section Officer

Copy to - PS to Hon'ble Minister (LSGD).

PA to Principal Secretary(Rural) (LSGD).