

15 -ാം കേരള നിയമസഭ

10 -ാം സമ്മേളനം

നക്ഷത്ര ചിഹ്നം ഇല്ലാത്ത ചോദ്യം നം. 1582

01-02-2024 - ൽ മറുപടിയ്ക്ക്

റവന്യൂ ഭവൻ നിർമ്മാണത്തിന്റെ വിശദാംശങ്ങൾ

ചോദ്യം		ഉത്തരം	
ശ്രീ. ഐ. സി. ബാലകൃഷ്ണൻ		ശ്രീ. കെ. രാജൻ (റവന്യൂ-ഭവനനിർമ്മാണ വകുപ്പ് മന്ത്രി)	
(എ)	തിരുവനന്തപുരം കവടിയാറിൽ നിർമ്മിക്കുന്ന റവന്യൂ വകുപ്പിന്റെ ആസ്ഥാന മന്ദിരമായ റവന്യൂ ഭവൻ നിർമ്മാണത്തിനായി എത്ര കോടി രൂപയുടെ എസ്റ്റിമേറ്റാണ് ഉണ്ടാക്കിയത് എന്ന് വിശദമാക്കാമോ; ഇത് സംബന്ധിച്ച രേഖകളുടെ പകർപ്പ് ലഭ്യമാക്കാമോ;	(എ)	റവന്യൂ വകുപ്പിന്റെ ആസ്ഥാന മന്ദിരമായ റവന്യൂ ഭവൻ നിർമ്മാണത്തിനായി 25 കോടി രൂപയുടെ എസ്റ്റിമേറ്റ് ആണ് തയ്യാറാക്കിയിട്ടുള്ളത്. പ്രസ്തുത പദ്ധതിയുടെ ഡി.പി.ആർ-ന്റെ പകർപ്പ് അനുബന്ധം-1 ആയി ചേർക്കുന്നു.
(ബി)	പ്രസ്തുത പ്രോജക്ട് റിപ്പോർട്ടിന്റെ പകർപ്പ് ലഭ്യമാക്കാമോ;	(ബി)	എ പിരിവിനുള്ള മറുപടി
(സി)	പ്രസ്തുത പദ്ധതിയുടെ നടത്തിപ്പിനായി ഏത് സ്ഥാപനത്തെയാണ് തിരഞ്ഞെടുത്തത് എന്ന് വ്യക്തമാക്കാമോ; ടെൻഡറിലൂടെയാണോ പ്രസ്തുത സ്ഥാപനത്തെ തിരഞ്ഞെടുത്തത് എന്ന് വ്യക്തമാക്കാമോ;	(സി)	പ്രസ്തുത പദ്ധതിയുടെ നടത്തിപ്പിനായി ഊരാളുങ്കൽ ലേബർ കോൺട്രാക്ട് കോ-ഓപ്പറേറ്റീവ് സൊസൈറ്റി ലിമിറ്റഡ് (ULCCS)-നെയാണ് തിരഞ്ഞെടുത്തിട്ടുള്ളത്. പബ്ലിക് വർക്ക്സിന്റെ നിർവഹണവുമായി ബന്ധപ്പെട്ട 28.04.2021 തീയതിയിലെ സ.ഉ(അച്ചടി)നം. 67/2021/ധന നമ്പർ സർക്കാർ ഉത്തരവിലെ ഖണ്ഡിക 6 ൽ അനുശാസിക്കും പ്രകാരമുള്ള ബിഡ്ഡിംഗ് പ്രക്രിയയിലൂടെയാണ് പ്രസ്തുത സ്ഥാപനത്തെ തിരഞ്ഞെടുത്തിട്ടുള്ളത്.
(ഡി)	ഊരാളുങ്കൽ സമർപ്പിച്ച ഡി.പി.ആർ പരിശോധിക്കുന്ന സമിതിയുടെ കൺവീനറായി ഊരാളുങ്കൽ പ്രതിനിധിയെ നിയമിക്കാൻ തീരുമാനിച്ചിട്ടുണ്ടോ; ഇത് സംബന്ധിച്ച രേഖകളുടെ പകർപ്പ് ലഭ്യമാക്കാമോ?	(ഡി)	പബ്ലിക് വർക്കിന്റെ നിർവ്വഹണവുമായി ബന്ധപ്പെട്ട 28.04.2021 തീയതിയിലെ സ.ഉ(അച്ചടി)നം.67/2021-ധന നമ്പർ പ്രകാരമുള്ള സർക്കാർ ഉത്തരവിലെ ഖണ്ഡിക 9.3ൽ അനുശാസിക്കും പ്രകാരമുള്ള മാർഗ്ഗനിർദ്ദേശങ്ങൾക്ക് അനുസൃതമായിട്ടാണ് പ്രസ്തുത പ്രോജക്ടിന്റെ ഡി.പി.ആർ പരിശോധിക്കേണ്ട സാങ്കേതിക സമിതിയുടെ കൺവീനറായി കരാർ ഏജൻസിയായ യു.എൽ.സി.സി.എസ് ന്റെ പ്രതിനിധിയെ നിയമിച്ചിട്ടുള്ളത്. റവന്യൂ ഭവൻ നിർമ്മാണത്തിന് സാങ്കേതിക അനുമതി നൽകുന്നതിനുള്ള സർക്കാർ തല ടെക്നിക്കൽ സാങ്ഷൻ കമ്മിറ്റി രൂപീകരിച്ചു കൊണ്ടുള്ള 18-01-2024 തീയതിയിലെ

സ.ഉ(സാധാ) നം.247/2024/റവ നമ്പർ സർക്കാർ ഉത്തരവിന്റെയും 28.04.2021 തീയതിയിലെ സ.ഉ(അച്ചടി)നം.67/2021-ധന നമ്പർ പ്രകാരമുള്ള സർക്കാർ ഉത്തരവിന്റെയും പകർപ്പുകൾ ഉള്ളടക്കം ചെയ്യുന്നു.

സെക്ഷൻ ഓഫീസർ

PROJECT REPORT



CONSTRUCTION OF REVENUE BHAVAN AT KOWDIAR



**THE URALUNGAL LABOUR CONTRACT
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Revenue Bhavan at Kowdiar

1. INTRODUCTION

All buildings, large or small, public or private, have a public face, a facade; they therefore, without exception, have a positive or negative effect on the quality of the public realm, enriching or impoverishing it in a lasting and radical manner. The architecture of the city and public space is a matter of common concern to the same degree as laws and language—they are the foundation of civility and civilisation.

Leon Krier (2009). "The Architecture of Community", p.439, Island Press

Public buildings are a set of building typologies locked in a social, political and historical continuum, the performative object embedded in the city and an integrated system of building and spaces comprising multiple and diverse functions.

"The best way to change future is to design it" – M. Cobanli

With development happening over the time, it is highly essential that the development in historically preserved areas be guided towards a new direction of growth. This shall reinforce a new phase of development, wherein rules and regulations could be amended and enforced for the society's betterment. The city must be planned in response to its ecology, morphology and contribute positively to the fabric of the city and the unique qualities of adjacent neighborhoods.

The new proposal aims to create design responses that would be able to ensure the continuity of the unique morphological aspects of the precinct by understanding the contextual background and the complexities of the site and by understanding the existing ecological, cultural, natural and built heritage of the precinct.

2. INTRODUCTION TO THE SITE



Figure 2.1: the site and the micro level context -

Revenue Bhavan at Kowdiar

A new revenue bhavan building is proposed at Kowdiar, The Kowdiar area is one among the well developed mixed use neighborhoods in Trivandrum city in terms of quality and management of public realm , distinct built heritage, well developed streets and promenades etc.

Total land extent is 130 cents and located beside the Ambalamukku And Kawdiar road. It is a contour site with plenty of existing vegetation. As per the existing land profile the site is elevated around 1 meters above the existing street level. The average depth of the site is around 80 meters with a frontage of around 80 meters. As per the Proposed land use map 2031 (IDO) a widening of 27 meters is proposed for the Kowdiar Ambalamukku Road.

3. APPLICABILITY OF ZONING REGULATION



Figure 3.1: the site and its immediate context -

The site is located at Kowdiar in block no 22 and in survey number 2pt which comes under heritage regulation zone as per the sanctioned Master Plan (G.O (Ms) No.120/10/LSGD) . ie: no development or construction in the area comprised in the survey number listed in the G.O. mentioned above (the Palace compound) shall be allowed except with prior written recommendations of the Art and Heritage Commission constituted by the Government under rule 154 of Kerala municipal building rules, 1999 in order to conserve the heritage character of Kowdiar Palace and surroundings.

Revenue Bhavan at Kowdiar

The extract of the minutes of 19th and 29th meeting of the Art and Heritage commission is taken as the reference. However special permission for getting rule exemption for calculating the coverage and building height is recommended.

Coverage

By considering the optimum spatial requirement and the percentage that is mentioned in the document, 30% of the total land area is considered as permissible coverage against the value recommended by The Art and Heritage Commission meeting minutes.

Building Height

(bf) 'height of building' means the vertical distance measured from the average proposed ground level contiguous to the building;

Note:- for arriving at the average proposed ground level, the average of the lowest proposed ground level and the highest proposed ground level contiguous to the building shall be taken.

4. SELECTION OF SITE

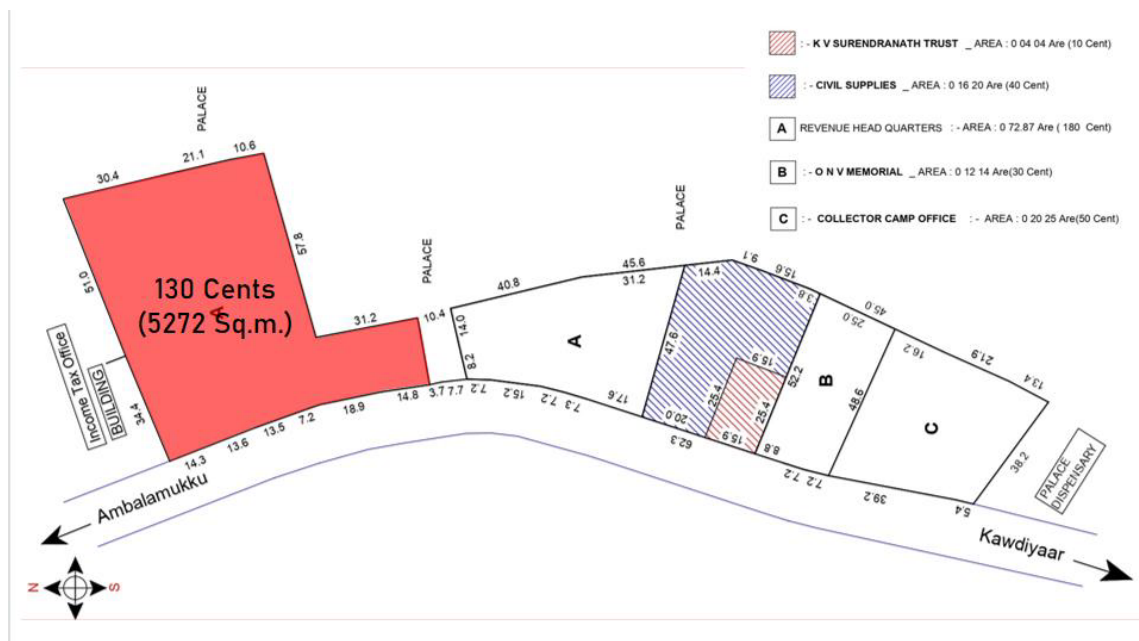


Figure 4.1: proposed site (Source: Author)

The total land extent is 130 cents. An existing 3 metre wide private walkway that connects the adjoining land to the public road. The Plot demarcated in the Figure 4.1 is selected for the proposal. Parameters considered for the selection of site are as follows.

Revenue Bhavan at Kowdiar

1. Total land extent.
2. The possibility of mutiple entry.
3. Average Depth of the plot.

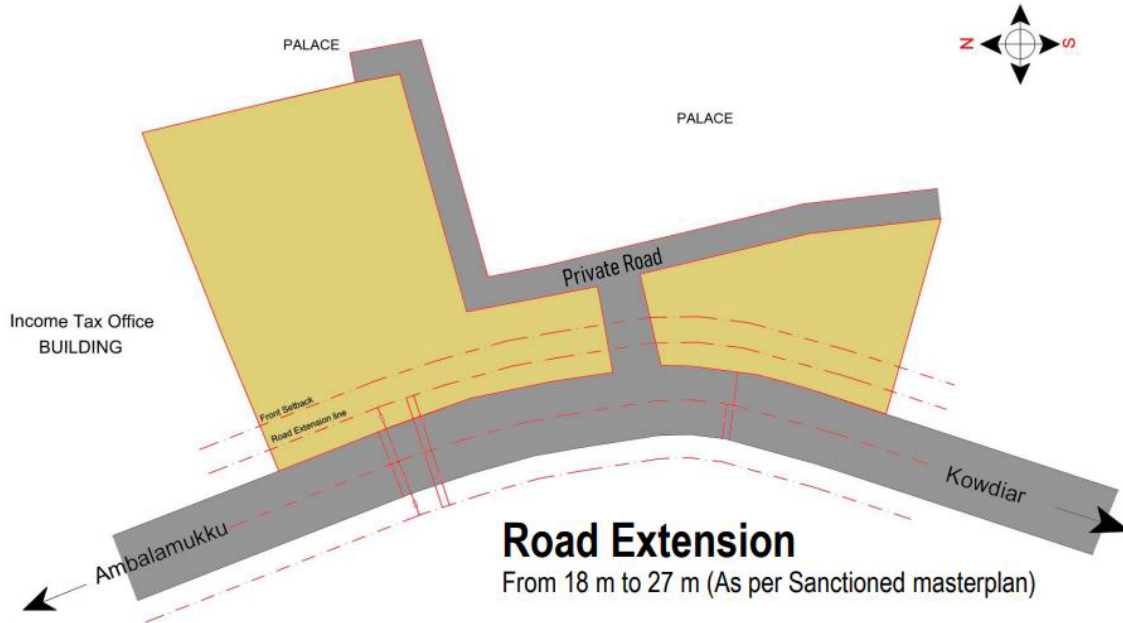


Figure 4.2: proposed Road widening .

5. EXISTING SITE CONDITION

Ecology- about the physiography, It is a contour site with an average slope of 1:12. As per the existing land profile the site is elevated around 1 meters above the existing street level. The site is enriched with plenty of vegetation.

Morphology - The site is accessible both from the main road and private road. The site is highly permeable to the view from the street since the average frontage of the site is around 80 metres. The site is almost rectangular in shape with a rectangular extrusion on the South West corner of the plot.



Figure 5.1: existing vegetation

Revenue Bhavan at Kowdiar

6. ANALYSIS - THE IMMEDIATE CONTEXT



Figure 6.1: The entry gate to the palace .



Figure 6.2 The Kowdiar Palace building

Source : www.archaeology.kerala.gov.in

Immediate land use and built use -

On the south side - the kowdiar palace area. A private road exists in between that gives access to the horse club building which is sharing the east side boundary of the plot.

On the north side - the land is occupied by the income tax building . It is a high rise building with contemporary architectural features.

On the East site - the existing Horse club building.

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On the west site- existing Kowdiar - Ambalamukku Road

- about the physiography, It is a contour site with an average slope of 1:12. As per the existing land profile the site is elevated around 1 meters above the existing street level. The site is enriched with plenty of vegetation.

The physical context of the site has the potential to develop as a strong character district of the city. It could be said that the unique cultural character and sensitivities are being maintained and cherished in the Kowdiar - Vellayambalam corridor. That is evident in the street scaping , the quality of public realm, the unique architectural character of the existing and upcoming building, even in the form of the continuing character compound wall design, the street furniture etc.

The qualities of its built and unbuilt components like , the unique character of the built fabric, the character and pattern of streets , the enclosure quality of public spaces and streets, the uniqueness of Flora and fauna are to be considered as the primary determinants of any Character district. In these above mentioned, the public realm (the street , squares, parks etc) are the vital component of the urban area through which a person could be able to experience the intricate details of the place where he is standing or passing across.

Compared to the Kowdiar - vellayambalam street, the Kowdiar- Ambalamukku street is potentially facing the threat of unplanned development which will eventually subjugate the morphological aspects that define the unique character of the precinct. An integrated approach of design that could be able to incorporate the continuity of the existing character of the public realm is essentially required for any development in the Kowdiar - Ambalamukku road.



Figure 6.3 Kowdiar - Vellayambalam Road - Unique morphological elements - the compound wall design and street lights.

Revenue Bhavan at Kowdiar



Figure 6.4 The new development responding to the existing character



Figure 6.5: the existing built use in Adjacent to the proposed site (eastern side of Kowdiar - Ambalamukku road)

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Figure 6.6 new mixed use development along the western edge of the Kowdiar - Ambalamukku road

7. ANALYSIS-THE MICRO LEVEL CONTEXT



Figure 7.1: Kowdiar - Vellayambalam Road- assets -street character and enclosure quality.

Revenue Bhavan at Kowdiar



Figure 7.2 : Kowdiar - Ambalamukku Road - potential threat - lacking guidelines to ensure the street character and enclosure quality.

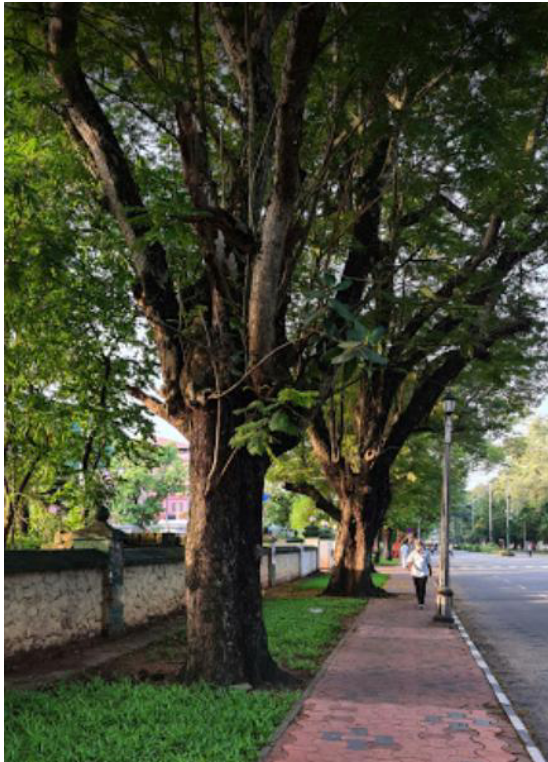


Figure 7.3: Kowdiar - Vellayambalam Road -assets- The edge character of the street and promenade.

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Figure 7.4: Kowdiar - Ambalamukku Road - existing condition- the liability- lacks of continuous footpaths and reduced walkable spaces.

8. PROJECT REQUIREMENTS

- Lobby and Reception area
- Revenue Minister's office and visitors lounge
- Chamber rooms for 10 directors
- Office space for 350 staff
- Conference hall (200 capacity)
- VC Rooms (3 No.s)
- Disaster management room
- Canteen and kitchen
- Adequate Parking area Rooftop garden Drivers' room and dormitory facility.

9. DESIGN RESPONSES

RESPONSES TO THE MORPHOLOGICAL ASPECTS -

Two storied office building, the morphological component has been envisaged in such a way that the visual, experiential and sequential qualities of the new proposal shall comply with the existing character and guidelines applicable to the precinct.

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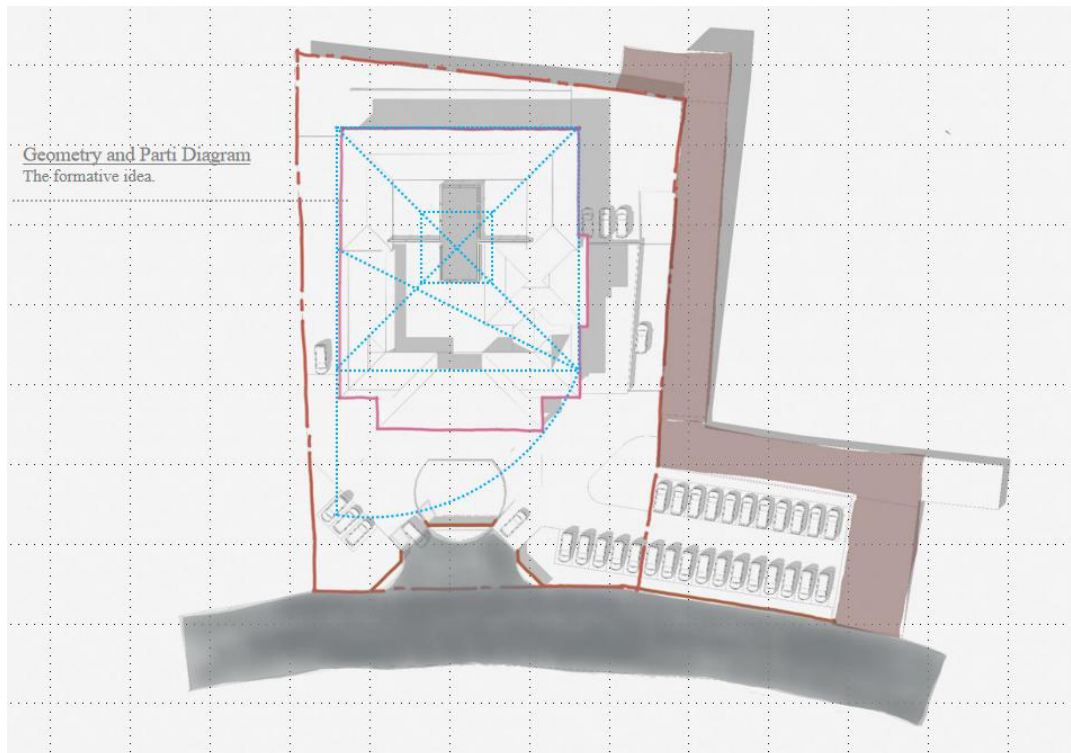
10. THE DESIGN BRIEF AND AREA STATEMENT

Total area of land - 5272 sqm. (130 cent)

Proposed area -

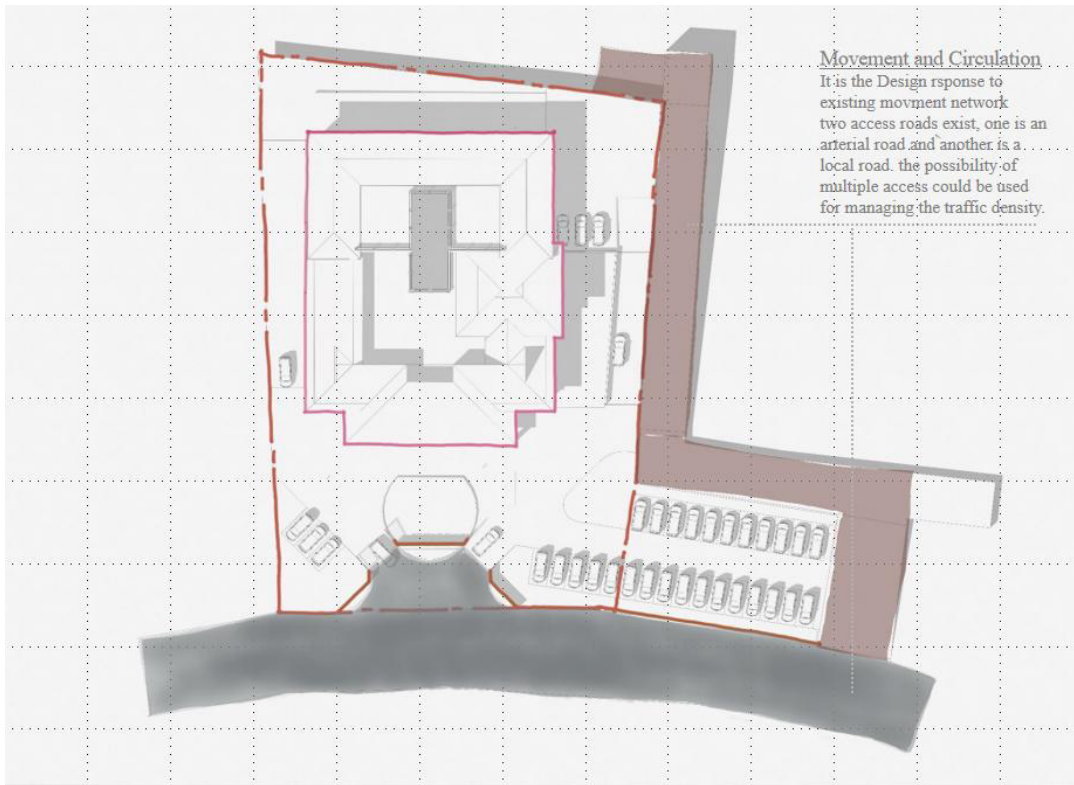
Level 1- lower Ground floor	- 976 sqm	- 10505 sqft.
Level 2- Upper Ground floor	- 1415 sqm	- 15230 sqft
Level 3- First floor	-825 sqm	- 880 sqft.
Total Area	- 3216 sqm	- 34,617 sqft.

Total coverage - 26.8%

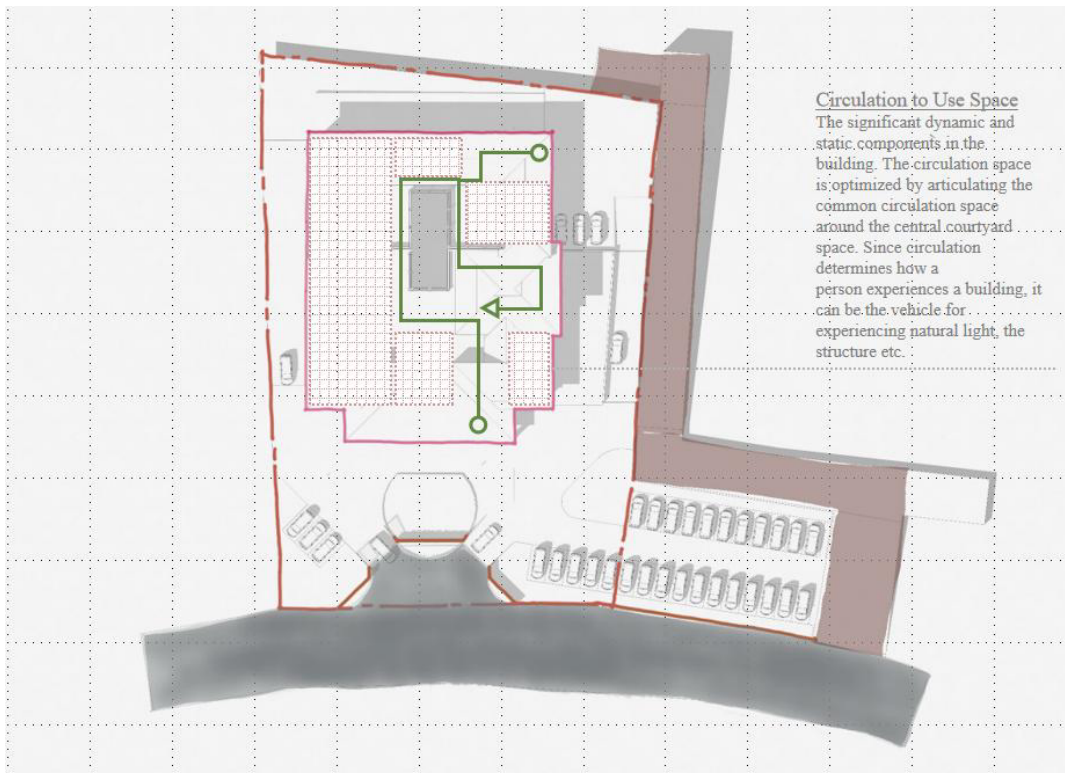
11.THE DESIGN PROPOSAL**a) Geometry**

Revenue Bhavan at Kowdiar

b) Movement and Circulation

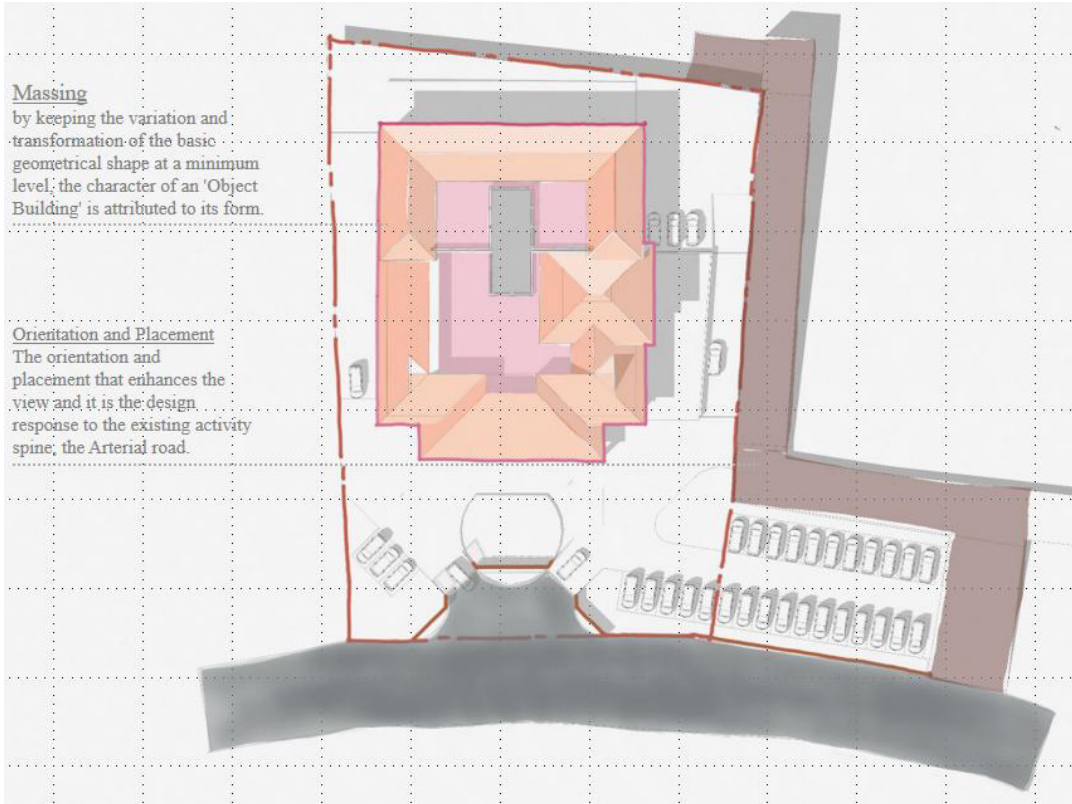


c) Circulation to Use space

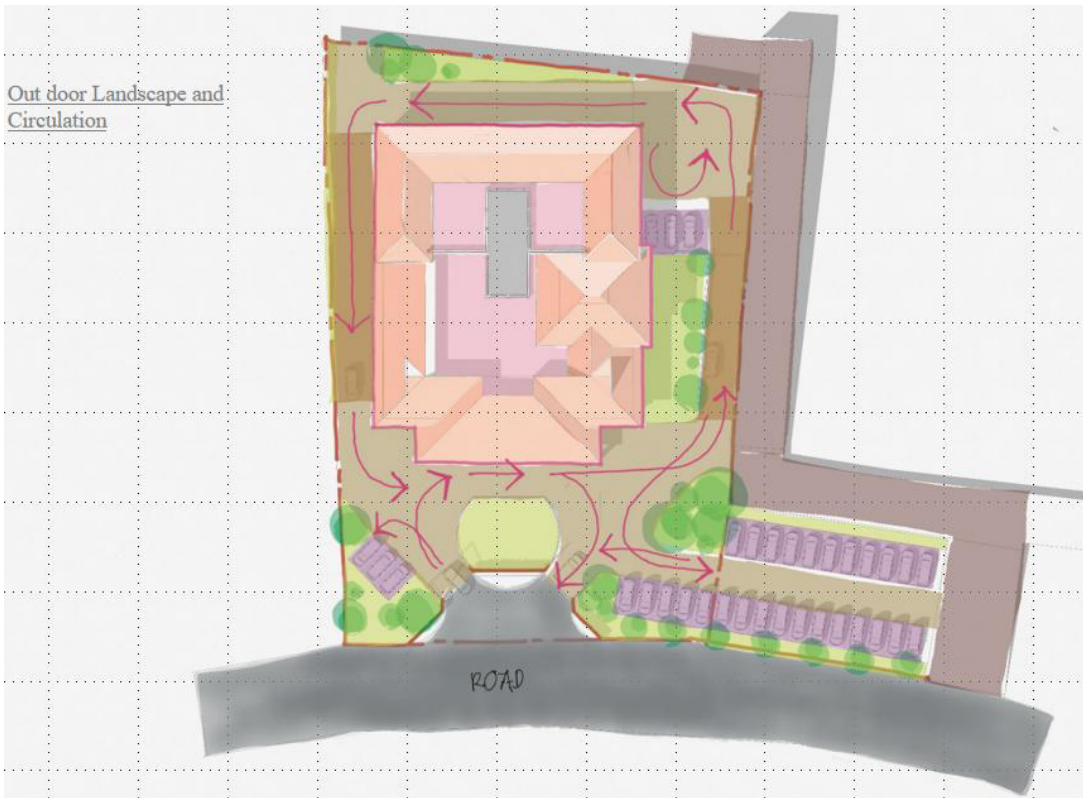


Revenue Bhavan at Kowdiar

d) Orientation and Placement

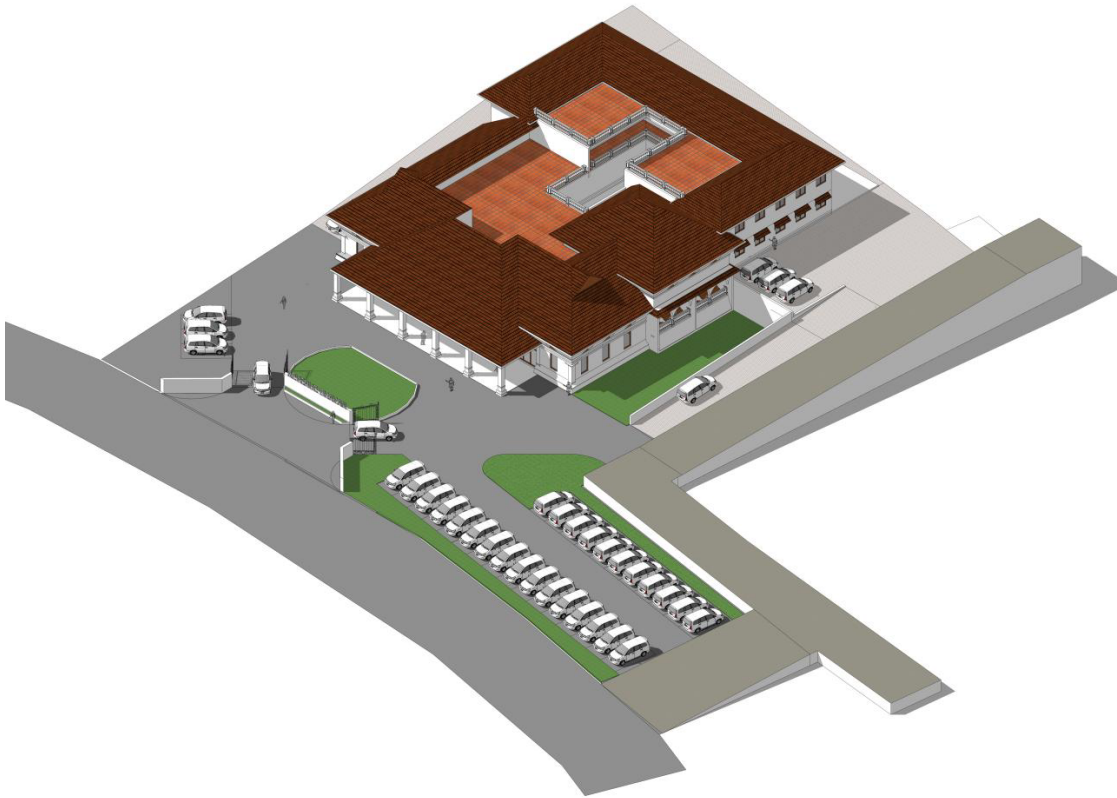


e) Parking plan



Revenue Bhavan at Kowdiar

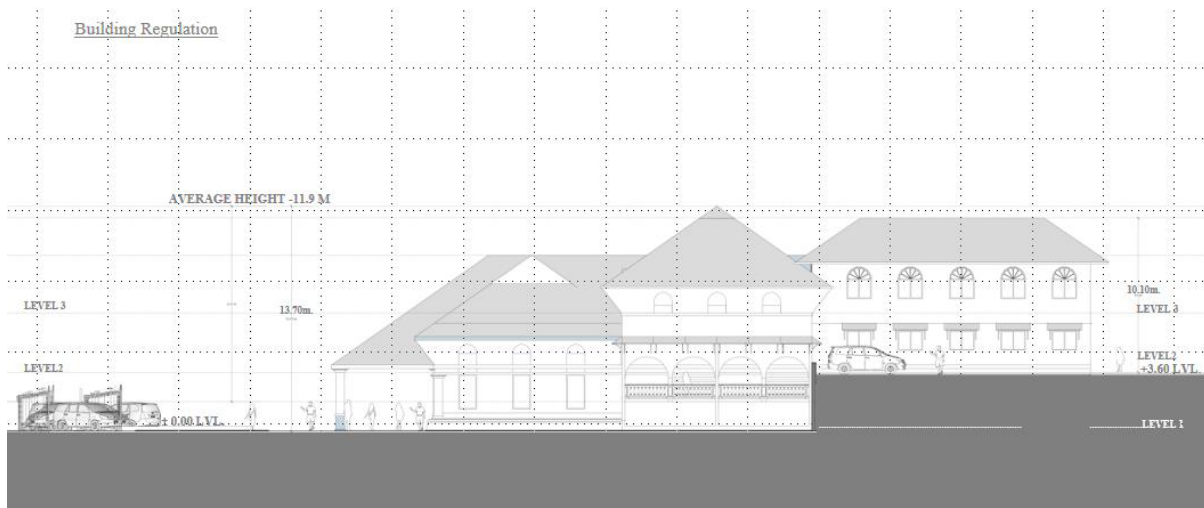
f) Material and Architectural elements



By considering the zoning regulation and the recommendations of the Art and Heritage Commission the following aspects were considered.

1. Slop roof with Mangalore Pattern (M.P) tile is considered and the angle of roof is considered as 45 degree.
2. Exterior wall with White (Off-white) colour.

g) Building Regulation



CONSTRUCTION OF REVENUE BHAVAN AT KOWDIAR

ESTIMATE REPORT

Amount: ₹ 25,00,00,000.00/-

ULCCS Ltd. was requested to submit a proposal for carrying out the Construction of Revenue Bhavan at Kowdiar. The estimate was prepared based on the plan prepared by ULCCS Ltd. and approved by the authorities.

The various provisions given in the estimate are as follows:

1. CIVIL Works

- Building-By PAR method with Cost index 60 for Trivandrum with respect to DPAR 2012 (base 100) on all items.
- Fire OHT-10000L
- Domestic OHT-10000L
- Septic Tank-25000L
- UG Tank-25000L
- Soakpit-10000L
- RWHT -36000L
- Yard Development work

2. ELV Works:

- Networking
- EPABX System
- VC Rooms
- Attendance & Access Control System
- Conference Room

3. INTERIOR WORKS

Interior and furniture works include Gypsum ceiling with paint finish, Acoustic Ceiling, Calcium silicate grid ceiling, Plywood Partition with laminate finish, Toughened glass partition with Patch fittings, Acoustic wall panelling, Toughened glass door, Mirror, Etching sticker work, Blinds, Carpet, PVC Skirting, Dry Wall Skirting, Multiwood



Wash counter with granite top, Modular urinal Partitions, Cubicles, Ms framework for partition, Sign board and Modular tables and chair.

4. ELECTRICAL WORKS:

In the electrical estimate, both High Tension (HT) and Low Tension (LT) electrical works are encompassed. This involves the supply, installation, testing, and commissioning of a 250kVA Unitized Substation with Vacuum Circuit Breaker (VCB) as the incoming switchgear, along with associated tasks such as electrical wiring, Distribution Board (DB) fixing, cable laying and terminations, cable management system installation, earthing, and the supply and fixing of light fixtures, switches, sockets, etc

Additionally, the estimate accounts for the supply and installation of a 3kVA UPS and battery unit (1 No.) and a 10kVA UPS and battery units (3Nos.).

Furthermore, the estimate includes the supply, installation, testing, and commissioning of a 250kVA Diesel Generator (DG) set, conforming to the latest Central Pollution Control Board (CPCB) norms and estimate extends to the supply, installation, testing, and commissioning of a 15-passenger, 3-stop Machine Room-Less (MRL) lift.

The capacity and quantity of transformer, DG set, and UPS systems are determined based on the size of the proposed area, which is 3216 square meters. Any increase or decrease in the area will directly impact the required capacity of these equipment as well as the associated costs.

5. MECHANICAL AND PLUMBING WORKS

- HVAC: VRF system (130TR approx.) proposed for complete area, Toilet ventilation.
- FPS: Business building less 10 meters
- FAB: Stage Racking
- PHE

6. GST - Applicable GST @18% is considered for the work part (Circular No.18/2019/Fin. Dated 1/3/2019).

The total amount of estimate works out to ₹ 25,00,00,000.00/- (Rupees Twenty-Five Crore Only) for the Construction of Revenue Bhavan at Kowdiar by PAR method.



REVENUE BHAVAN, KOWDIAR

General Abstract

(Dsor year: **2018**, Cost Index Applied for this estimate is **35.59%**)

SI No	Heading Description	Amount
1	RCC framed structure upto 6 storeys of specifications as per annexure V- floor height 3.35 mtr (A)-CIVIL	53064000.00
2	Resisting earth quake forces	3666240.00
3	Every 0.3 m additional ht of floor above normal floor ht of 3.35m-Building	868320.00
4	Strip foundation in poor soil	735800.00
5	Fire OHT-10,000 L	250000.00
6	Domestic OHT-10,000L	250000.00
7	Septic tank-25,000L	500000.00
8	UG tank-25,000L	500000.00
9	Soakpit-10,000L	200000.00
10	RWHT	884375.00
11	Yard Leveling,Ramp and Retaining wall	12800000.00
12	PHE WORKS	3500000.00
13	HVAC WORKS	16000000.00
14	INTERIOR WORKS AND FURNITURE WORKS	40109964.00
15	FIRE PROTECTION SYSTEM	1200000.00
16	FABRICATION	1500000.00
17	LT electrical works - (LT electrical works comprises of electrical wiring, DB fixing, cable laying and terminations, cable management system, Earthing, supply and fixing of light fixture, switches and sockets etc)	10292000.00
18	Supply and installation of 3kVA UPS and Battery-1NOS	102300.00
19	Supply and installation of 10kVA UPS and Battery - 3Nos	1427000.00
20	Supply, installation, testing and commissioning of 250kVA DG set and related works (Rate considered for DG sets having emission standard as per CPCB IV)	3211300.00
21	Supply, installation, testing and commissioning of 250kVA Unitized Sub station with VCB as Incomer and related works and related work	1765800.00
22	External lighting works (Included Gate lights, Post top light fixtures, Spike lights and street lights and its cabling, terminations etc)	1000000.00
23	Supply, installation, testing and commissioning of 15 passenger 3 stop MRL Lift-1	2058850.00
24	ELV WORKS	19400500.00
25	Add for current cost index 60 for Trivandrum with respect to DPAR 2012 (base 100) on all items	35000616.00
26	Add gst 18% on Work part	37851672.00
27	Add LS for unseen items if any	1861263.00
Provision for GST payments (in %) @		0.0%
Amount reserved for GST payments		0.00

PRICE

EST NO:2022/4858

Total	250000000.00
Lumpsum for round off	0.00
TOTAL Rs 250000000.00	
Rounded Total Rs 25,00,00,000	
Rupees Twenty Five Crore Only	

(Cost Index Applied for this estimate is 35.59%)



Other Engineering Organisations

PRICE

REVENUE BHAVAN, KOWDIAR

Abstract Estimate

(Dsr year: 2018, Cost Index Applied for this estimate is 35.59%)

1 RCC framed structure upto 6 storeys of specifications as per annexure V-floor height 3.35 mtr (A)-CIVIL	
Lump-Sum Total	Rs 53064000.00
2 Resisting earth quake forces	
Lump-Sum Total	Rs 3666240.00
3 Every 0.3 m additional ht of floor above normal floor ht of 3.35m-Building	
Lump-Sum Total	Rs 868320.00
4 Strip foundation in poor soil	
Lump-Sum Total	Rs 735800.00
5 Fire OHT-10,000 L	
Lump-Sum Total	Rs 250000.00
6 Domestic OHT-10,000L	
Lump-Sum Total	Rs 250000.00
7 Septic tank-25,000L	
Lump-Sum Total	Rs 500000.00
8 UG tank-25,000L	
Lump-Sum Total	Rs 500000.00
9 Soakpit-10,000L	
Lump-Sum Total	Rs 200000.00
10 RWHT	
Lump-Sum Total	Rs 884375.00
11 Yard Leveling,Ramp and Retaining wall	
Lump-Sum Total	Rs 12800000.00
12 PHE WORKS	
Lump-Sum Total	Rs 3500000.00
13 HVAC WORKS	
Lump-Sum Total	Rs 16000000.00
14 INTERIOR WORKS AND FURNITURE WORKS	
Lump-Sum Total	Rs 40109964.00
15 FIRE PROTECTION SYSTEM	
Lump-Sum Total	Rs 1200000.00
16 FABRICATION	

Lump-Sum Total		Rs 1500000.00
17 LT electrical works - (LT electrical works comprises of electrical wiring, DB fixing, cable laying and terminations, cable management system, Earthing, supply and fixing of light fixture, switches and sockets etc)		
Lump-Sum Total		Rs 10292000.00
18 Supply and installation of 3kVA UPS and Battery-1NOS		
Lump-Sum Total		Rs 102300.00
19 Supply and installation of 10kVA UPS and Battery - 3Nos		
Lump-Sum Total		Rs 1427000.00
20 Supply, installation, testing and commissioning of 250kVA DG set and related works (Rate considered for DG sets having emission standard as per CPCB IV)		
Lump-Sum Total		Rs 3211300.00
21 Supply, installation, testing and commissioning of 250kVA Unitized Sub station with VCB as Incomer and related works and related work		
Lump-Sum Total		Rs 1765800.00
22 External lighting works (Included Gate lights, Post top light fixtures, Spike lights and street lights and its cabling, terminations etc)		
Lump-Sum Total		Rs 1000000.00
23 Supply, installation, testing and commissioning of 15 passenger 3 stop MRL Lift-1		
Lump-Sum Total		Rs 2058850.00
24 ELV WORKS		
Lump-Sum Total		Rs 19400500.00
25 Add for current cost index 60 for Trivandrum with respect to DPAR 2012 (base 100) on all items		
Lump-Sum Total		Rs 35000616.00
26 Add gst 18% on Work part		
Lump-Sum Total		Rs 37851672.00
27 Add LS for unseen items if any		
Lump-Sum Total		Rs 1861263.00
Provision for GST payments (in %) @		0.0%
Amount reserved for GST payments		0.00
Total		250000000.00
Lumpsum for round off		0.00
TOTAL Rs 250000000.00		
Rounded Total Rs 25,00,00,000		

PRICE

EST NO:2022/4858

Rupees Twenty Five Crore Only


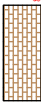
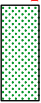
(Cost Index Applied for this estimate is 35.59%)



Other Engineering Organisations

P R I C E



-  Bricks
-  80mm Concrete interlock
-  Pearl Grass

GENERAL & TECHNICAL NOTES

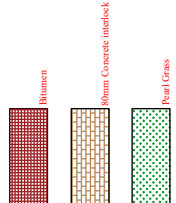
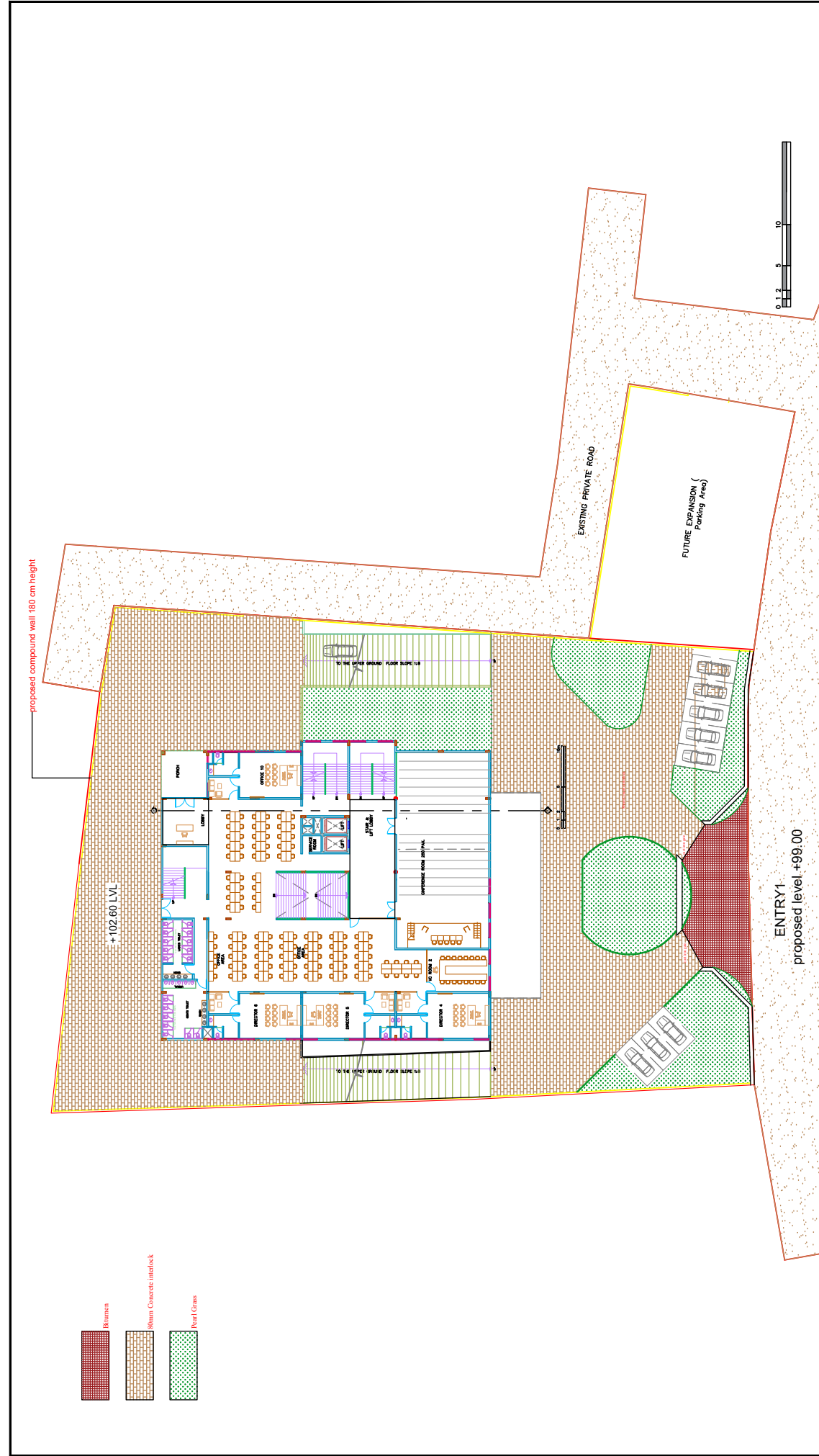
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- Where specific details, dimensions or design intent cannot be determined these shall be clarified from the architect before proceeding with the work.
- All dimensions shall be verified at site before proceeding of any discrepancy and clarification obtained before proceeding with the work.
- Do not scale from the drawings.
- All Dimensions are in Centimeters

COMPANY OFFICIAL SEAL		ARCHITECT'S SIGNATURE & SEAL	
REV/NO	DATE	REVISION DETAILS	BY
		AMENDMENT	CHKD

DESIGNED BY : -ABHILASH	CLIENT DETAILS : -Revenue Department	PROJECT PHASE : -TRIVANDRUM	LOCATION :	PROJECT TITLE : -REVENUE BHAVAN -THIRUVANATHAPURAM
DRAWN BY : -AGINDH	CHECKED BY : -VIVEK	APPROVED BY :	DRAWING /SHEET TITLE : -YARD DEVELOPMENT -Level-1(Lower Ground floor)	
	DATE : -01-01-2024	CAD FILE :	SCALE : -	DRAWING NO. : -
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SHEET SIZE :
A3



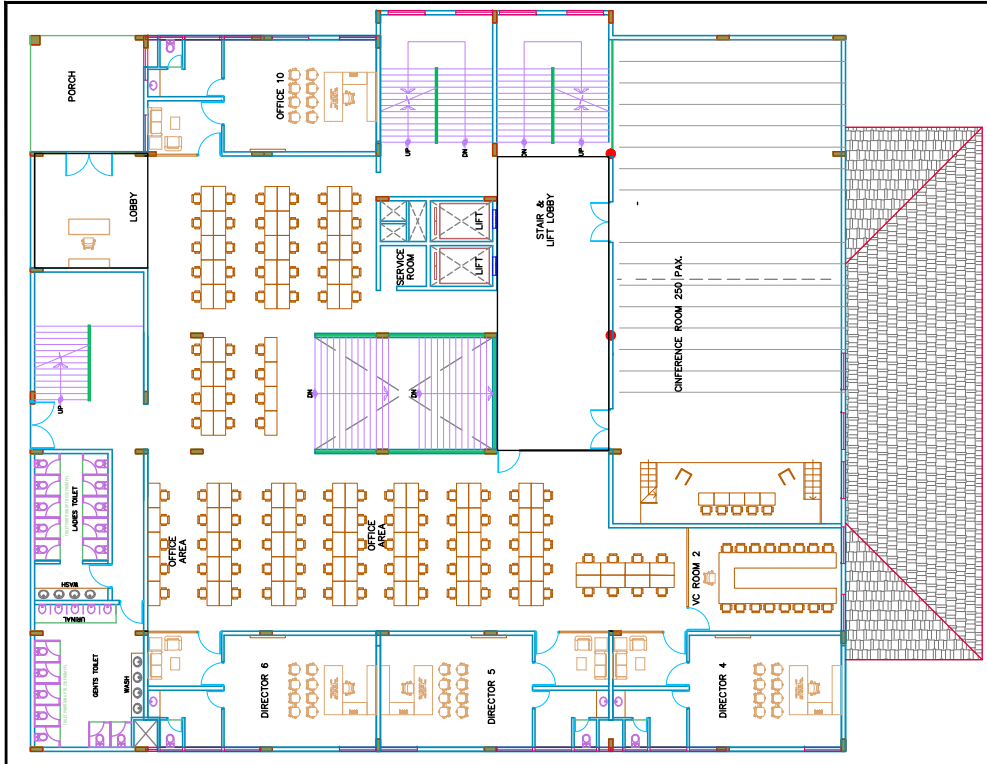
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	REV NO	DATE	AMENDMENT							
DESIGNED BY: -ABHILASH DRAWN BY: -AGINDH CHECKED BY: -VIVEK APPROVED BY: _____	CLIENT DETAILS: -Revenue Department PROJECT PHASE: _____ PROJECT CODE: _____ DATE: -01-01-2024	LOCATION: -TRIVANDRUM DRAWING /SHEET TITLE: -YARD DEVELOPMENT -Level-2(Upper Ground floor)	PROJECT TITLE: -REVENUE BHAVAN -THIRUVANATHAPURAM							



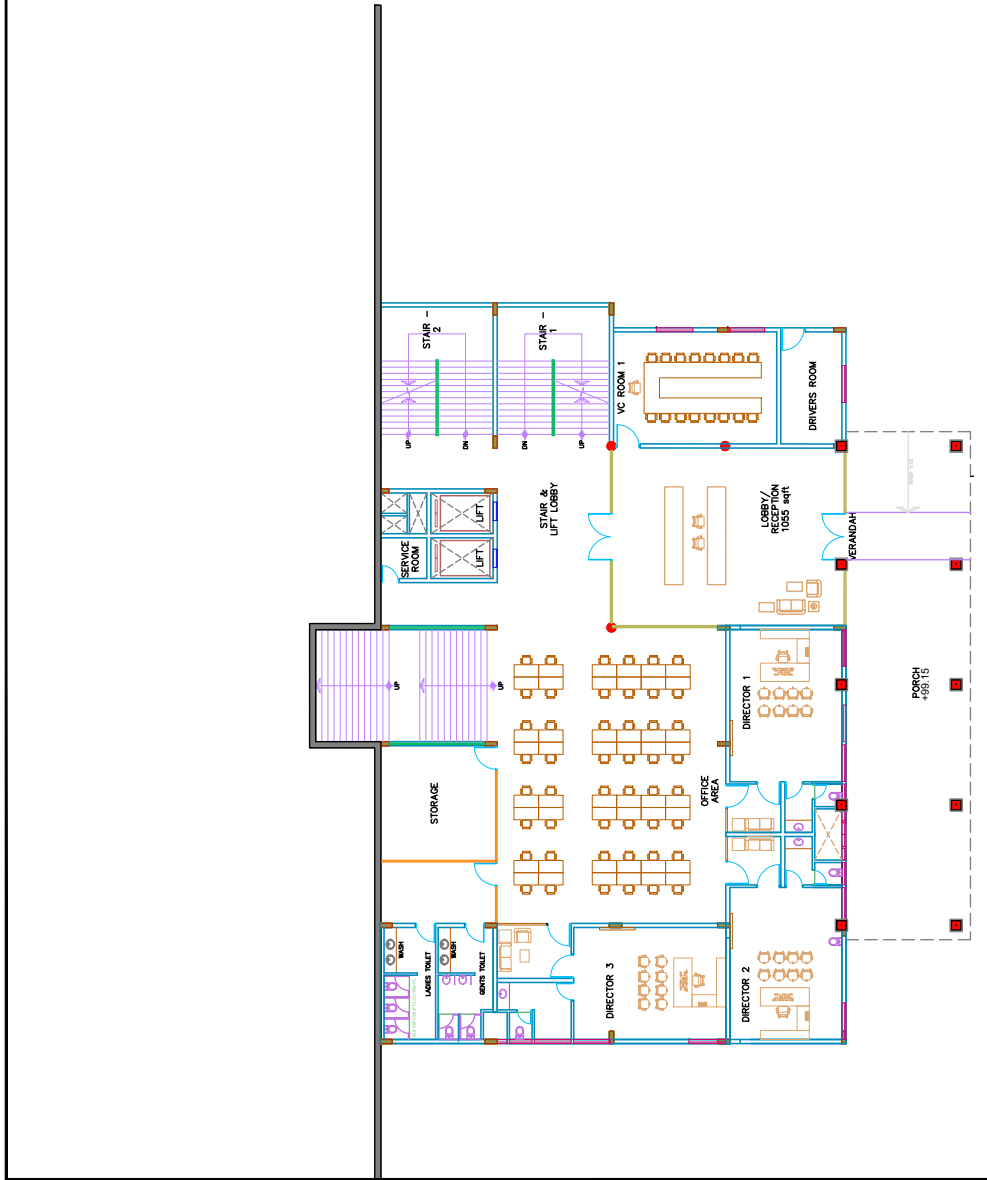
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REVISION DETAILS AMENDMENT BY: _____ CHRD: _____
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SHEET SIZE: A3
DO NOT SCALE FROM THE DRAWINGS.
All Dimensions are in Centimeters



FLOOR PLAN AT LEVEL -2(UPPER GROUND FL
AREA -1415 Sq. m. - 15230 Sq. ft.



FLOOR PLAN AT LEVEL -1(LOWER GROUND FLOOR)
AREA -976 Sq. m. - 10505 Sq. ft.

DESIGNED BY : -ABHILASH DRAWN BY : -AGINDH CHECKED BY : -VIVEK APPROVED BY : -		CLIENT DETAILS : -Revenue Department PROJECT PHASE : - PROJECT CODE : - DATE : -01-01-2024 CAD FILE : -		ARCHITECT'S SIGNATURE & SEAL _____ BY: CHRD											
PROJECT TITLE : -REVENUE BHAVAN -THIRUVANATHAPURAM		LOCATION : - DRAWING /SHEET TITLE : -FLOOR PLANS -Level-1 and level -Lower ground and upper ground floor plans		REVISION DETAILS <table border="1"> <thead> <tr> <th>REV/NO</th> <th>DATE</th> <th>AMENDMENT</th> <th>BY</th> <th>CHKD</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REV/NO	DATE	AMENDMENT	BY	CHKD					
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SCALE : -		DRAWING NO. : REV		REVISION DETAILS											
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SHEET SIZE : A3		COMPANY OFFICIAL SEAL 													





GOVERNMENT OF KERALA

Abstract

Revenue Department - Construction of Revenue Bhavan - Govt Technical Sanction Committee for according Technical Sanction for the project - Constituted-Orders Issued.

REVENUE (F) DEPARTMENT

G.O.(Rt)No.247/2024/RD Dated,Thiruvananthapuram, 18-01-2024

Read 1 G.O (P) No. 67/2021/Fin dated 28.04.2021.

2 G.O (Ms) No.142/2023/RD dated 22.06.2023.

3 Letter No.DCTVM/9825/2023-A15(2) dated 06.01.2024 from the District Collector, Thiruvananthapuram.

4 Letter No. LR/8406/2021-LR (M1) dated 16.01.2024 from the Commissioner, Land Revenue.

ORDER

As per the Government Order read as 2nd paper above, permissive sanction has been granted to the Commissioner, Land Revenue, for the Construction of Revenue Bhavan in 40.47 Ares (100 cents) from the surplus land (acquired from Kawdiar Palace) in Peroorkada Village, Block No.22, Sy No.2 part in Thiruvananthapuram Taluk, Thiruvananthapuram District.

2] The District Collector, Thiruvananthapuram, as per letter read as 3rd paper cited has furnished the Detailed Project Report for the project, 'Construction of Revenue Bhavan', for an amount of Rs. 2500 lakhs, prepared by ULCCS as the same has been selected as the accredited agency for execution of the work as Non PMC, in accordance with the conditions stipulated in the Government Order read as 1st paper above.

3] Subsequently, the Commissioner, Land Revenue as per letter read as 4th paper above has furnished a proposal to constitute a Govt. Technical Sanction Committee as stipulated in the Government Order read as 1st paper above for issuing Technical Sanction for the project as the client department is not having adequate technical personnel, competent to issue Technical Sanction.

4] Government have examined the matter in detail and are pleased to constitute a

Government Technical Sanction Committee for issuing Technical Sanction for the project, Construction of Revenue Bhavan, Thiruvananthapuram with the following composition:-

<u>I No</u>	<u>Name</u>	<u>Designation & Address</u>	
1	Smt.Tinku Biswal IAS	Principal Secretary, Revenue & Disaster Management	Chairperson
2	Sri. B.K Gopakumar	Assistant General Manager, ULCCS Ltd, Thiruvananthapuram	Convenor
3	Sri. B. Harikrishnan	Chief Engineer, KSHB, 1st Floor, Housing Board Old building, Thiruvananthapuram	Member
4	Sri. Rajesh D	Executive Engineer, LID & EW, District Panchayat, Thiruvananthapuram	Member
5	Sri. Suresh Babu M	Executive Engineer, KSEBL, Electrical Division, Power House Building, Thiruvananthapuram	Member
6	Sri. Sivakumar A S	Executive Engineer (Rtd), KSHB (Keerthana, TC 48/201(3)), Pazhanchira, Ambalathara, Poonthura P.O., Thiruvananthapuram	Member

5] The accredited agency, ULCCS, shall take measurements and the 6th Member [Executive Engineer (Rtd.,) KSHB] in the above mentioned table shall take the check measurement in respect of the work.

(By order of the Governor)
T R JAYAPAL
ADDITIONAL SECRETARY

The Commissioner, Land Revenue, Thiruvananthapuram.

The District Collector, Thiruvananthapuram.

Persons concerned (through the Commissioner, Land Revenue)

The Accountant General (Audit)/(A&E), Kerala, Thiruvananthapuram

The Finance Department

Information & Public Relations (Web & New Media) Department (for publishing in the Government website)

Stock File/ Office Copy

Forwarded /By order

Signed by
Pushpavally B
Section Officer,
Date: 18-01-2024 11:27:22



GOVERNMENT OF KERALA

Abstract

Execution of Public works through Government Accredited Agencies - Guidelines for selection and procedures for execution – Consolidated orders issued.

FINANCE (INDUSTRIES & PUBLIC WORKS - B) DEPARTMENT

G.O.(P) No.67/2021/Fin.

Dated, Thiruvananthapuram, 28.04.2021

Read :-

1. G.O.(P) No. 408/2007/Fin dated 07/09/2007
2. G.O.(P)No. 107/2016/Fin dated 27/07/2016
3. G.O.(P) No. 95/2017/Fin dated 25/07/2017
4. G.O.(P) No. 77/2019/Fin dated 04/07/2019
5. G.O.(P) No. 161/2019/Fin dated 25/11/2019

ORDER

It has come to the notice of the Government that there are many Government Orders and Circulars regarding Accreditation, Selection and Execution of Public works in the State. Having examined the matter in detail, Government are pleased to issue consolidated guidelines incorporating the relevant provisions of all existing Government Orders and Circulars, in order to avoid ambiguity.

2. This Government Order will supersede all earlier Government Orders issued on the subject except Government Order read as 2nd paper above issued on criteria & guidelines for empanelling of Accredited agencies and Government Orders on list of Accredited Agencies, which will be revised from time to time, and will have immediate effect.

3. For proper execution of public works, the following definitions are quoted:-

3.1 Project Management Consultant (PMC) : The scope of work for the Project Management Consultant includes detailed investigation, preparation of design, drawings and detailed estimate, issue of technical sanction as per delegation, invitation of tender, evaluation of tenders, execution of agreement, supervision, measurement and check measurement , preparation and scrutiny of contract bills, ensuring performance of work during the defect liability period, etc. The agencies accredited as PMC shall execute the works through Contractors selected through a transparent bidding process with intimation to client department.

3.2 Non Project Management Consultant (Non PMC) : Type of Agencies which have capability to execute works directly using their own in house infrastructure facilities, man power and or cost effective techniques,etc. like Government Accredited Registered Labour Contract Cooperative Societies, Kerala State Nirmithi Kendra, District Nirmithi Kendras, COSTFORD and HABITAT.

3.3 Governmental Accredited Agencies: Type of Agencies, the majority share of ownership in such agencies are held by Government of India / Government of Kerala / PSUs under Central or State Government.

3.4 Non Governmental Accredited Agencies: This type of Agencies include Registered Labour Contract Cooperative Societies and Non Governmental Charitable Organizations registered under Government of Kerala which are accredited by Finance Department.

4. The details of types of public works are listed under Annexure. Accreditation will be granted for taking up of works listed as per this Annexure.

Accreditation process:

4.1 Accreditation is necessary for taking up the public works in the State by Government departments and PSUs under Government of India & Government of Kerala beyond their designated sphere of activity / their respective area of operations as defined in the Bylaw.

4.2 Accreditation for taking up public works will be considered for Governmental Agencies and Non Governmental Agencies as defined above only.

4.3 Accreditation will be issued by the Selection Committee constituted by the Additional Chief Secretary (Finance), based on evaluation of applications submitted within the prescribed time and will be valid for the period specified therein.

5. When to go in for Accredited Agency:

5.1 Under normal circumstances, the public work may be executed through the designated Engineering Department or PSU since the establishment cost of the same is met by the Government or PSU concerned and there are no additional financial commitment on account of PMC charges.

5.2 However, if there are circumstances warranting the services of Accredited Agencies like specialized nature of work, time limits fixed by the funding agency, heavy work load of the designated agency, etc. the Administrative Department may seek the services of a competent Accredited agency for the work.

6. Selection of Accredited Agency :

6.1 For all PMC and Non PMC cases, selection shall be done among the qualified Accredited agencies through a fair and transparent bidding process according to the type of work, technical requirement, PMC charges, etc only. The Administrative Department shall clearly specify whether the work is entrusted as a **PMC** for execution through the Contractors selected through transparent bidding process or as **Non PMC** for direct execution by the Agency.

7. PMC Charges :

7.1 The maximum admissible PMC / Centage Charges on the estimated value or value of work done, whichever is lower, shall not exceed the upper limit as per the details given below:

- I. For all works costing Rs. 5 Crores and above @5% subject to a minimum of Rs. 30 Lakhs.
- ii. For all works costing below Rs. 5 Crores and upto Rs. 3 Crores @6% subject to a minimum of Rs. 21 lakhs.
- iii. For all works costing below Rs. 3 Crores and upto Rs. 1 Crore @7% subject to a minimum of Rs. 8 Lakhs.
- iv. For all works costing below Rs. 1 Crore @8%.

7.2 However, in the case of works being executed directly by the accredited agencies without any bidding process, a recovery @0.50% of the estimated value or value of work done, whichever is lower, shall be effected from the Project Management Consultancy (PMC) charges for avoiding the bidding process.

7.3 In the case of entrusting part of assignments envisaged in the scope of Project Management Consultancy works, the split up of maximum consultancy charges payable shall be regulated as per the details given below:

Sl. No.	Particulars of split up	PMC @7%	PMC @6%	PMC @5%
1.	Investigation, planning, design, preparation of drawings, detailed estimates and DPR.	@2.00% subject to a minimum of Rs. 2.00 lakhs	@1.50% subject to a minimum of Rs. 6.00 lakhs	@1.50% subject to a minimum of Rs. 7.50 lakhs
2.	Preparation of tender documents, issue of tender notification including advertisement charges, evaluation of tenders, award of work and execution of contract.	@0.50% subject to a minimum of Rs. 0.50 lakhs	@0.50% subject to a minimum of Rs. 1.50 lakhs	@0.50% subject to a minimum of Rs. 2.50 lakhs
3.	Supervision, Quality Control, Measurement, Check measurement, preparation and passing of contract bills.	@4.50% subject to a minimum of Rs. 5.50 lakhs	@4.00% subject to a minimum of Rs. 13.50 lakhs	@3.00% subject to a minimum of Rs. 20 lakhs

Note: Splitting up of the PMC charges @8% in respect of works costing less than Rs.1 Crores is not admissible. Such works shall be entrusted with full scope of work envisaged for the PMC works only.

8. Investigation, Planning, Design & Preparation of estimates:

8.1 Detailed investigation, design of structures and preparation of drawings are to be done before preparation of detailed estimates. The designs done through private firms shall be proof checked by competent Government agency and approved by the competent Design Wing / TS authority.

8.2 Detailed estimates shall be prepared in PRICE Software based on CPWD / MoRTH / MoRD specifications & Data, as the case may be, and prevailing DSR with applicable cost index.

8.3 The contractors profit is not admissible in the estimate rate in case the work is entrusted as a Non PMC for direct execution by the Accredited Agency.

8.4 In case any work is entrusted to any Non PMC agency for direct execution and the agency is not a Government agency, Technical sanction shall be issued by a competent Government authority, measurement & check measurement shall be done by Engineers appointed by Client department. In such cases, PMC charges payable to Non PMC agencies shall be reduced by 10% of eligible charges prescribed vide para 7.3 above.

However, no reduction in PMC charges shall be effected in the case of public works executed through the Governmental PMC Accredited Agencies for the joint check measurement by the client engineer (as client engineer is proposed in the interest of client department) .

9. Technical Sanction:

9.1 Technical Sanction (TS) for public works except cost effective building works undertaken by Non Governmental Agencies (NGOs) shall be issued by the competent authority of concerned Engineering Department, if available.

9.2 The Chief Engineer of Accredited Governmental Agencies shall have powers to issue Technical Sanction for public works costing up to Rs.5 Crores.

9.3 In case, if the client department is not having the adequate technical personnel competent to issue Technical Sanction (for Non Governmental Agencies) or if the cost of works costs more than Rs. 5 Crores (for Governmental Agencies), Technical Sanction shall be issued by the Government Technical Sanction Committee chaired by the Secretary of Administrative Department and comprising two serving Engineers not below the rank of Executive Engineer from Government Departments/Government PSU and Chief Engineer / General Manager of the Accredited agency as Convenor. (The above stipulation can be relaxed to the extent that in case of non availability of two serving engineers , one serving engineer can be substituted with retired engineer not below the rank of Executive Engineer).

9.4 For Departments that do not have Engineering Wing, services of retired Engineers of concerned discipline could be engaged for helping the Government Technical Sanction Committee in scrutinizing the estimate and liasoning with the Accredited agency. The remuneration to be paid for such Engineers shall be @ Rs. 35,000/- for each work or 0.10% of the Project cost, whichever is lower.

9.5 For Cost effective works, Technical Sanction shall be issued by the committee chaired by head of client department and comprising of two serving / retired engineers not below the rank of Executive Engineer and competent authority of the Accredited Agency. However, such agencies shall ensure that the construction works are completed using the cost effective techniques as per the original proposal only.

10. Call of tenders and tender acceptance :

10.1 In cases, where the work is entrusted to an Accredited agency as PMC, once the Technical Sanction is accorded by competent authority, the PMC shall tender the works on item rate through e-tender portal of Government with wide news paper publicity as per Government norms.

10.2 The PMC, after having negotiations with the LI to explore the possibility of reducing the high quoted items, as per rules is authorised to approve the tender of lowest bidder(L1) up to the least of

(i) estimated PAC or

(ii) LMR

10.3 The PMC can approve the tender of lowest bidder (L1) within DSR +10% tolerance limit or LMR, whichever is lower after obtaining prior approval of Government Secretary of Client Administrative Department. Sanction of Government shall be obtained for allowing tender excess or approval of contract PAC in excess of estimated PAC with justifications based on comparison of quoted amount with respect to the estimate amounts based on prevailing DSR and PWD local market rates.

11. Execution of agreement:

11.1 The work order to the selected contractor shall be issued by the Accredited agency. A tripartite Agreement should be executed between the Client Department, PMC and Contractor specifying the roles, duties and obligations of each party and the terms of payment for the work.

12. Supervision, Measurement, Check measurement, Preparation and Passing of Contract Bills:

12.1 Selected PMC shall ensure that the relevant stipulations in Kerala PWD Manual 2012 for supervision, measurement, check measurement, preparation and passing of contract bills, etc. in respect of public works are complied scrupulously.

12.2 While entrusting the works to Accredited Non Governmental Agencies, adequate number of competent Engineers shall be appointed by the client department for supervision, measurement and joint check measurement of works in the following order of preference:

(i) Serving Engineer of Engineering Department not below the rank of Assistant Executive Engineer /equivalent cadre of Government Departments, for works costing up to Rs. 250 lakhs and Executive Engineer/ equivalent cadre of Government Departments for above Rs. 250 lakhs only shall be eligible for performing check measurement.

(ii) Serving Engineer of PSU not below the rank of Assistant Executive Engineer/equivalent cadre of Government PSU, for works costing up to Rs. 250 lakhs and Executive Engineer / equivalent cadre of Government PSU for above Rs. 250 lakhs only shall be eligible for performing check measurement.

(iii) Retired Engineer of Central or State Engineering Departments / PSUs not below the rank of Assistant Executive Engineer/equivalent cadre of Government Departments /PSU for works costing up to Rs. 250 lakhs and Executive Engineer of Government Departments /equivalent cadre of Government Departments /Government PSU for above Rs. 250 lakhs shall be eligible for performing check measurement.

13. Payments to the Contractor / Release of PMC charges:

13.1 All payments to the Contractor shall be released directly by the client department based on the recommendation of PMC.

13.2 If the Accredited agency is executing the works directly as Non PMC, payments for the work executed shall be released directly to the accredited agency based on the recommendations of the competent Engineer appointed by Client Department.

13.3 If the Accredited agency is permitted to execute the works directly (Non PMC), advance payments up to @20% value of work may be released(as advance payment). which should be adjusted in the subsequent part bills on pro-rata basis.

13.4 The PMC / Centage charges shall be released directly to the Accredited Agencies. @50% of the PMC charges may be paid at the time of issue of Technical Sanction and

the balance in two installments; (first installment after completion of 50% value of work and second installment after payment of final contracts bill of the subject work).

14 General

14.1 Execution of Public works:

All Accredited agencies executing the public works (PMC & Non PMC) shall follow provisions of KPWD / CPWD Manual, relevant Government Orders and Circulars in letter and spirit for the projects undertaken .

All procurement of goods, if any, shall be complying with the provisions in Kerala Stores Purchase Manual.

14.2 Sub letting of work:

The Accredited agency shall not sublet the work or part of the work to another Accredited agency as a Contractor/PMC. However, for specialized works like soil investigation requiring physical infrastructure may be exempted from the above condition with prior approval of Client Department.

14.3 Defect Liability Period :

The minimum defect liability period of all types of Public works entrusted to the Accredited agencies i.e. Civil, Electrical, Mechanical and Electronics works, will be regulated as per the stipulations in Government Order read as 5th paper above.

14.4 Inspection Authority and Submission of reports to CTE:

- The Chief Technical Examiner, Finance (Inspection Wing – Technical) Department, Government Secretariat, Thiruvananthapuram shall be the designated authority to conduct inspections, inquiry and offer advise on all technical and contractual matters pertaining to the Public works entrusted to the Accredited agencies.
- Government Accredited agencies shall submit the pre- measurements of prescribed items of work to the Chief Technical Examiner through the designated check measuring official within the stipulated time as per rules in force.

- In the case of Non Governmental Accredited Agencies, reporting to Chief Technical Examiner shall be done through the competent Engineer appointed by the client department, as per prevailing rules.

- All Heads of Accredited agencies shall submit the Quarterly progress report of public works costing more than Rs. 5 Crores to the Chief Technical Examiner, Finance (Inspection Wing – Technical) Department, Bank Employees Union Buildings, Pulimoodu, Thiruvananthapuram – 695001, within 10th of subsequent month, through Email id: cte.fin@kerala.gov.in positively.

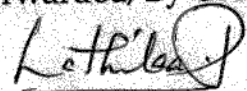
(By Order of the Governor)

RAJESH KUMAR SINGH IAS
Additional Chief Secretary (FINANCE)

To

The Accountant General (A&E) Kerala, Thiruvananthapuram
The Accountant General (Audit-II) Kerala, Thiruvananthapuram
All Heads of Departments and Offices
The Secretary to Governor
All Departments of Secretariat
All Private Secretaries to Ministers
Private Secretary to Chief Minister
Private Secretary to the Leader of Opposition
All Secretaries to Government
The Registrar, High Court of Kerala
The Secretary, Kerala Human Rights Commission, Thiruvananthapuram
The Election Commissioner, State Election Commission, Thiruvananthapuram
The Registrar, University of Kerala/Cochin/Kozhikode/Kottayam
All Chief Engineers , PWD/LSGD/WRD/HED
The Nodal Officer, www.finance.kerala.gov.in
Stock file/Office Copy (E-1546317)

Forwarded/By Order



Section Officer

ANNEXURE

Types of Public works

1. Building works : Civil, Structural, Electrification works, HVAC, Communications, Water supply and Sanitary arrangements, Fire protection and Security system, etc. necessary for construction, repair and maintenance of all types of buildings.

2. Road works: Construction, maintenance and improvement of all types of Roads including culverts, construction and maintenance of drainage, cross drainage, side protection and road furniture works.

3. Bridge works: Construction, maintenance and improvement of all types of Bridges with RCC, Steel and its combination including Fly Overs and RoBs.

4. General Civil works: Construction, repair and maintenance of different types of structures and infrastructure works which include Buildings, Roads, Culverts, Interior furnishing, Landscaping, etc and allied works.

5. Power Plants: Construction and/or maintenance of Hydro Electric Power Projects, Thermal Power Plants, Wind Power plants, Solar Power Plants, Power Sub Stations, etc. including connected Civil, Mechanical, Electrical and Electronic works.

6. Irrigation related works: Infrastructure works intended to increase the agricultural productivity like Construction / maintenance of Dams, Weirs, RCBs, Barrage, VCBs, Canals, Ponds, intake structures, etc.

7. Industrial Land Development works: Construction and maintenance of Internal roads, Bridges/culverts, Water supply and Sanitary lines, Effluent Treatment Plant, Power Sub Stations, Warehousing, Testing facilities, etc. for development of Industries including Information Technologies.

8. Agricultural land Development works: Soil and Water conservation works necessary for improving the agricultural productivity of soil like Construction / maintenance of Soil protection works, Thodus, Ponds, Bunds, Installation and maintenance of Agricultural machinery, etc.

9. Electro Mechanical works: Construction / maintenance of public works with dominating part having Electrical or Mechanical works like Power Generating Plants, Power Sub Stations, Heavy industrial structures, Plant & Equipment, HVAC, Building Automation, Communication, Fire fighting works, etc.

10. Steel works: Fabrication, Erection and maintenance of all types of steel structures like Transmission Towers, Steel bridges, Power plants, Plant & Equipment, etc.

11. Water supply and Sewage works: Construction, commissioning and maintenance of water supply systems like Ordinary and Deep Wells, Intake, Pipe lines, Water Tanks, Water and Sewage Treatment Plants, etc.

12. Sports Infrastructure Development works: Construction and maintenance of sports infrastructure works like Play grounds, Synthetic Track, Indoor and Outdoor Stadiums, etc.

13. Marine works: Construction and maintenance of Fishing harbours, Ports, Break waters, Wharf, Jetties, etc.

14. Information Technology works: Design, Development, Implementation and Management of Software applications, Installation and Commissioning of Computer Hardware, Internet, Networking and related work.

15. Cost Effective works: Construction and / or maintenance of buildings using cost effective techniques and locally available materials conforming to the prescribed standards. The cost of construction of such works should be less than the estimated cost of construction in conventional mode based on prevailing DSR.