

# **IIM RAIPUR**

**Development of Phase I Campus including building for IIM Raipur at NayaRaipur**

**(PMC by Atal Nagar Vikash Pradikaran)**

**MONTHLY PROGRESS REPORT**

**AS ON 31<sup>st</sup>May-2019**

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## 1.0 PROJECT SNAPSHOT

Plot No	Plot Area (Sqm.)	Permissible FAR	Max. ground coverage	Marginal set backs
Khasra as per approved master plan	809200	0.30	15%	Setback Front: 25 m, Side : 9m

### BUILDINGS UNDER CONSTRUCTION OF PHASE – I

Status of Buildings	S. No.	Building /Block	No of Floors	Area in SQM
Building work completed and Handed Over	1	Admin& Faculty Block	G+4	6900.82
	2	Academic Block	G+3	10149.22
	3	Hostel (PGP) – 5 Blocks	G+4	15129.47
	4	Dining Hall	B+G	4118.00
	5	Director House	G+1	457.00
	6	Faculty Housing – Tower -1, Tower-2, Tower-3 & Tower-4	G+4	8444.00
	7	Staff Housing ( 1 Tower ) – I BHK	G+3	1754.88
	8	Facilities (Shopping Complex, Facility Centre)	G+1	1119.37
	9	Substation and sewage treatment plant	G	2151.00
	10	Minor structures such as Gate –1, Gate-2 Covered Pathway etc.		3638
Building under construction	11	Faculty Housing – 5 & 6 Work stopped on 19.07.2016. Order to restart on 23.01.2018.	G+4	4222.00
	12	MDC Building Work stopped on 19.07.2016. Order to restart on 27.07.2017.	G+3	7574.00
	13	Library, Research & Incubation Centre (GF handed over) Internal finishing work above G.F stopped on 20.10.2016. Order to restart on 07.06.2018.	B+G+3	6994.45
	14	Sports Complex Work above basement level stopped on 20.10.2016. Order to restart on 23.01.2018)	B+G	4190.00
			Grand Total	76842.21

## **2.0 DEVELOPMENT OF PHASE-I CAMPUS INCLUDING BUILDINGS (MAIN CONSTRUCTION WORK)**

### **A. EXECUTIVE SUMMARY**

Name of Contractor: M/s NCC Ltd

Stipulated Period of Completion: 24 months

Letter of Acceptance has been issued to M/s NCC for the development of Phase I Campus including building for IIM Raipur at Atal Nagar on 18<sup>th</sup> Jan 2016

NCC has submitted the Performance Guarantee on 25<sup>th</sup> Jan 2016

Date of commencement: 2<sup>nd</sup> Feb 2016

Stipulated date of completion as per contract: 1<sup>st</sup> Feb, 2018.

Provisional Extension of time granted up to 30.06.2019 to execute the balance work.

### **B. PROJECT BRIEF:**

a. Total built up area-76,842 Sqm

b. Total Original Contract Value Rs. 305 Crore

### **C.SCOPE OF WORK:**

Civil & Structural Works

External& Internal Plumbing works

External& Internal Electrical Works

HVAC Works

External& Internal Fire Fighting Works

Internal Finishing & Facade Works

Auxiliary Services like STP, ETP, Area development, Roads etc.

### **D.STATUS OF WORKS AS ON 31<sup>st</sup>MAY-2019BY M/s. NCC**

#### **I .Mobilization of Resource:**

- About 150 labour available at Site.
- Currently NCC using power supplied by IIM Raipur. Accordingly power bill is being paid by NCC Ltd.
- Twobore wells are functional at site for construction purpose.

**II. Building wise Status is as follows:**

Sl No	Name of Building	Projected date of physical Handing over as on 06.06.19	Remarks/Status as on 31st May 2019
<b>A</b>	<b>ACADEMIC COMPLEX</b>		
1	Administrative & Faculty Block up to 3 <sup>rd</sup> Floor front portion	Completed	Handed over to IIM Raipur on 17 <sup>th</sup> September 2018 and occupied.
	Administrative & Faculty Block (Balance portion of 3 <sup>rd</sup> Floor & 4 <sup>th</sup> Floor)	Completed	Completed and ready to hand over.
2	Academic Block (except Auditorium)	Completed	Handed over to IIM-Raipur on 17 <sup>th</sup> September 2018 and occupied.
	Auditorium of Academic Block	Completed	Handed over to IIM Raipur on 02 <sup>nd</sup> May 2019 and occupied.
3	Library (Finishing up to Ground Floor)	Handed over to IIM	<b>Except cafeteria</b> (which was hold by IIM).
	Library above ground floor	<b>25<sup>th</sup> June 2019*</b>	Finishing works, HVAC & Electrical work in progress.
4	MDC Block	<b>22<sup>nd</sup> June 2019*</b>	Completed and handing over documents submitted to IIM-Raipur on 29.05.2019 & 31.05.2019. Including Lift will be ready by 22.06.2019.
<b>B</b>	<b>RESIDENTIAL COMPLEX</b>		
1.a)	Faculty Housing-1	Completed	Faculty Housing-1 handed over to IIM-Raipur on 12 <sup>th</sup> September-18 and Faculty Housing -2, 3 & 4 handed over to IIM-Raipur on 14 <sup>th</sup> September 2018. All buildings have been occupied.
1.b)	Faculty Housing-2	Completed	
1.c)	Faculty Housing-3	Completed	
1.d)	Faculty Housing-4	Completed	
1.e)	Faculty Housing-5	<b>18<sup>th</sup> June 2019*</b>	
1.f)	Faculty Housing-6	<b>18<sup>th</sup> June 2019*</b>	Completed and handing over documents submitted to IIM-Raipur on 29.05.2019 & 31.05.2019. Including Lift will be ready by 18.06.2019
2.a)	Hostel-1	Completed	Hostel-5 Handed over to IIM-Raipur on 12 <sup>th</sup> September 2018, Hostel-4, 3 Handed over to IIM-Raipur on 14 <sup>th</sup> September 2018 Hostel-2, 1 Handed over to IIM-Raipur on 16 <sup>th</sup> September 2018. All buildings have been occupied.
2.b)	Hostel-2	Completed	
2.c)	Hostel-3	Completed	
2.d)	Hostel-4	Completed	
2.e)	Hostel-5	Completed	
3	Director's Residence	Completed	Handed over to IIM-Raipur on 10 <sup>th</sup> October-2018 and occupied.
4	Staff Housing	Completed	Handed over to IIM-Raipur on 22 <sup>nd</sup> September-2018 and occupied.
5	Dining Block	Completed	Handed over to IIM-Raipur on 17 <sup>th</sup> September-2018 and occupied.
6	Facility Block	Completed	Handed over to IIM-Raipur on 17 <sup>th</sup> September-2018 and occupied.
7	Shopping Block	Completed	Handed over to IIM-Raipur on 17 <sup>th</sup> September-2018 and occupied.
8	Sports Block	<b>30<sup>th</sup> June 2019*</b>	Work likely to be completed by 30 <sup>th</sup> June 2019 including all the services.

<b>C</b>	<b>SUBSTATION &amp; EXTERNAL UTILITIES</b>		
1	Substation Buildings	Completed	Functional under the process of handing over.
2	HVAC	Completed	
3	Plumbing	Completed	
4	Fire Fighting	Completed	
5	Road Network & external Electrification	Completed	

\*The above dates are further likely to be delayed due to delay in payments.

### III. Status of Services:

#### Lifts:

- 15nos of lift installed. 10nos lift installation is in progress (Library-3nos, MDC Block- 05nos, Faculty Housing-02 nos).
- Inspection of 15nos lifts has been completed by the electrical safety inspector and NOC for 15 lifts are obtained.
- **Fire fighting & fire alarm system:**
- Fire NOC obtained on 24.05.18 for all buildings except MDC, Library building, Faculty housing 5 & 6, Sports.

#### Electrical Connections:

- External power Connection was obtained on 05/07/18 and transformer & panel were charged. Currently the campus is running on the same 33KV power supply from CSPDCL.

#### Water Connection:

- Obtained from NRDA and currently water requirement is met out from the NRDA supply.

#### Net Working:

- Networking is functioned except in the MDC, FH-5, FH-6, Sports block which are under construction.

#### HVAC:

#### Convection cooling system (Academic, Admin, Library & MDC only).

1. Work in Admin & Faculty Building, Academic building, MDC, Library except cafeteria portion completed.

#### Radiant Cooling System:

1. Radiant cooling chillier plant commissioned.

### E. EXPENDITURE Vs. ESTIMATED COST

Sl. No.	Description		Payment already made	Bill raised but Payment pending	Expenditure booked so far	Balance Amount	Total Estimated Expenditure	Remarks	
	Agency	Items of work							
1	Ongoing work	M/S NCC Limited	Towards Work Done	248.05	10.17	258.22	8.26	264*	Bill raised upto 31-05-2019
			Towards secured advance	1.27	(-) 0.74	0.53			
			Interest on a/c of mobilisation and T&P advance	-3.01	0	-3.01			
			Towards Escalation	25.07	1.59	26.66	2.27	28.93	
			EPF & ESI reimbursement (Estimated @ 0.6%)	1.26	0.02	1.28	0.30	1.58	
			Service tax reimbursement	7.23	0	7.23	8.61	15.84	
			<b>Total</b>	<b>279.87</b>	<b>11.04</b>	<b>290.91</b>	<b>19.44</b>	<b>310.35</b>	

\* This estimated expenditure is likely to increase about 1 to 1.5% due to external site development in sports field area, revision in drawings, Extra items and Deviation items.

### F. MAIN REASON FOR DELAY OF THE WORK

- Partial Handing over of the site.
- Delay in finalization of reduction in scope of work and restart of work.
- Delay in Payments.
- Delay in Issue of GFC drawings for Sport block structural, sheeting and flooring works, frequent revision, approval of shop drawings & technical data sheet.
- Changes in Design concepts of Admin Block & Dining Block.
- Shortage of resources mobilization (particularly in labour) and in some procurement process by M/s NCC.
- GST Issue – Due to new tax regime from 1st July-2017 onwards, Purchase Orders already issued are revised & reissued. As a result there is a time lag in the delivery of the materials (Mechanical equipment's, Electrical panels, etc) by 1.5 to 2 months.

## G.BILL PAYMENT SCHEDULE

Sl. No. of Bill	Date of abstract	Payment Status of Contractor M/S NCC Ltd					Payment time (in Days)	Delay in payment (Beyond 21 working days)
		Date of Submission by Contractor to IIM / TCE	Date of Submission by TCE to NRDA	Date of Submission by NRDA to IIM	Date of payment by IIM			
1	19-02-16	19-02-2016	26-02-2016	27-02-2016	21-03-2016	31	7	
2	21-03-16	23-03-2016	28-03-2016	29-03-2016	03-05-2016	41	15	
3	30-04-16	30-04-2016	05-05-2016	09-05-2016	09-06-2016	40	15	
4	04-05-16	04-05-2016	12-05-2016	18-05-2016	07-07-2016	64	40	
5	31-05-16	31-05-2016	16-06-2016	17-06-2016	07-07-2016	37	14	
6	19-07-16	19-07-2016	27-07-2016	29-07-2016	22-08-2016	34	11	
7	27-08-16	27-08-2016	06-09-2016	07-09-2016	03-10-2016	37	11	
8	30-09-16	30-09-2016	13-10-2016	14-10-2016	29-10-2016	29	3	
9	31-10-16	31-10-2016	08-11-2016	09-11-2016	27-12-2016	57	32	
10	30-11-16	30-11-2016	08-12-2016	09-12-2016	11-01-2017	42	18	
11	21-12-16	21-12-2016	02-01-2017	02-01-2017	07-02-2017	48	25	
12	10-01-17	10-01-2017	23-01-2017	23-01-2017	27-02-2017	48	24	
13	31-01-17	31-01-2017	08-02-2017	10-02-2017	27-02-2017	27	4	
14	28-02-17	28-02-2017	10-02-2017	11-03-2017	28-03-2017	28	3	
15	20-03-17	20-03-2017	28-03-2017	28-03-2017	31-03-2017	11	0	
16	31-03-17	31-03-2017	04-04-2017	05-04-2017	24-04-2017	24	0	
17	30-04-17	30-04-2017	08-05-2017	09-05-2017	26-05-2017	26	1	
18	31-05-17	31-05-2017	09-06-2017	13-06-2017	21-06-2017	21	0	
19	15-06-17	15-06-2017	27-06-2017	28-06-2017	26-07-2017	41	16	
20	30-06-17	30-06-2017	15-07-2017	18-07-2017	08-08-2017	39	15	
21	31-07-17	31-07-2017	09-08-2017	09-08-2017	05-09-2017	36	12	
22	31-08-17	31-08-2017	09-09-2017	11-09-2017	19-09-2017	19	0	
23	30-09-17	30-09-2017	11-10-2017	13-10-2017	28-10-2017	28	1	
24	31-10-17	31-10-2017	13-11-2017	13-11-2017	23-11-2017	23	0	
25	30-11-17	30-11-2017	11-12-2017	14-12-2017	28-12-2017	28	2	
26	31-12-17	31-12-2017	11-01-2018	16-01-2018	23-01-2018	23	0	
27	31-01-18	31-01-2018	12-02-2018	14-02-2018	21-02-2018	21	0	
28	28-02-18	28-02-2018	09-03-2018	10-03-2018	21-03-2018	21	0	
29	31-03-18	31-03-2018	16-04-2018	16-04-2018	03-05-2018	33	9	
30	30-04-18	30-04-2018	14-05-2018	15-05-2018	06-06-2018	37	13	
31	31-05-18	31-05-2018	14-06-2018	15-06-2018	28-06-2018	28	3	
32	30-06-18	10-07-2018	21-07-2018	23-07-2018	09-08-2018	30	7	
33	31-07-18	31-07-2018	13-08-2018	14-08-2018	04-09-2018	35	10	
34	31-08-18	31-08-2018	15-09-2018	17-09-2018	08-10-2018	38	12	
35	30-09-18	30-09-2018	15-10-2018	16-10-2018	05-11-2018	36	9	
36	31-10-18	31-10-2018	15-11-2018	16-11-2018	30-11-2018	30	3	
37	30-11-18	30-11-2018	14-12-2018	14-12-2018	27-12-2018	27	3	
38	31-12-18	31-12-2018	12-01-2019	12-01-2019	24-01-2019	24	1	
39	31-01-19	31-01-19	14-02-2019	14-02-2019	25-02-2019	25	2	
40	28-02-19	28-02-19	11-03-2019	13-03-2019	27-02-2019	27	2	
41	30.03.19	30.03.19	15-04-2019	16-04-2019	01-05-2019	31	5	
42	30.04.19	30.04.19	17-05-2019	20-05-2019				
43	31.05.19	31.05.19						

**Total delay due to payment beyond 21 days are:**

**350Days**



### **3.0 COMPLETED WORKS:**

S.No	NAME OF WORK	TENDER AMOUNT	FINAL BILL AMOUNT	DATE OF COMPLETION
1	AUDIO VISUAL SYSTEM	1,37,68,378.00	1,26,83,550.00	30.03.2019
2	SUPPLY AND INSTALLATION OF CURTAINS	40,63,610.00	40,39,817.00	15.09.2018
3	FURNITURE AND FURNISHING WORK	2,49,80,700.00	1,97,13,972.00	20.12.2018
4	FURNISHING AND STAGE LIGHTING OF AUDITORIUM	1,17,07,750.00	96,79,852.00	17.03.2019
5	SUPPLY AND INSTALLATION OF AUDITORIUM CHAIRS	36,18,360.00	35,94,762.00	30.04.2019

### **5.0 OVERALL FINANCIAL PROGRESS:**

#### **(a) Status of financial progress till 31<sup>st</sup>May-2019 (for main contract) is as below:**

Rs. 258.75Crore up to 31.05.2019 (Net value of work done Rs.258.22Crore + secured advance on material at site Rs. 0.53Crore)

All amount of Mobilization and plant & machinery advance has been recovered.

#### **(b) Percentage Progress (Including the MDC Building & FH 5 & 6):**

I. With respect to Estimated tender cost (Rs. 259Crore):  $258.75/259 = 99.90\%$

II. With respect to project cost (Rs. 333 Crore):  $317.21/333 = 95.26\%$

(Approved DPR cost Rs.333 Crore, up to date expenditure Rs.317.21Crore)

**(c) Expenditure Vs. Budget (Total):**

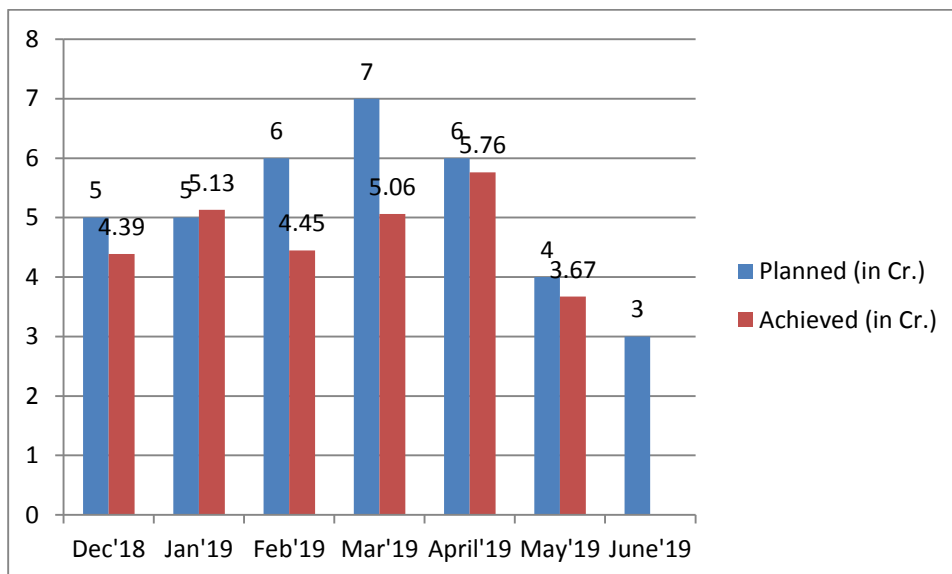
Sl. No.	Description		Payment already made	Bill raised but Payment pending	Expenditure booked so far	Balance Amount	Total Estimated Expenditure	Remarks	
	Agency	Items of work							
1	Ongoing work	NCC Limited	Total	279.87	11.04	290.91	19.44	310.35*	Bill raised upto 31.05.2019
2		HI-Tech Audio System Pvt. Ltd	Towards Work Done	1.27	0.00	1.27	0	1.27	Bill raised upto 30-03-2019
3		CLASSIC INTERIO RS	Towards Work Done	0.40	0.00	0.40	0.00	0.4	Bill raised upto 17-12-2018
4		Mahendra Realtors and	Towards Work Done	1.97	0.00	1.97	0.00	2.5	Bill raised upto 19-01-2019
5		Geeken Seating Collection Pvt.Ltd	Towards Work Done	0.36	0.00	0.36	0.00	0.36	Bill raised upto 30-04-2019
6		Datum Technosys Pvt. Ltd.	Towards Work Done	0.97	0.00	0.97	0	0.97	Bill raised upto 30-03-2019
7		TCE	Bill payment ( i/c service tax)	8.68	0.16	8.84	1.16	10	Bill raised upto May-19
8		ARCOP	Bill payment ( i/c service tax)	5.00	0	5.00	1.5	6.5	Bill raised upto Sep-18
9		NRDA	Actual cost reimbursement ( i/c service tax)	0.76	0	0.76	0.24	1	Bill raised upto Sep-18
10		IIT Delhi	Proof Checking	0.21		0.21	0	0.21	
12	Completed work	Compound wall	5.25		5.25	0	5.25		
	Payment to local authority	Planning approval Connection charges	1.27		1.27	0	1.27		
		<b>Grand Total</b>	<b>306.01</b>	<b>11.20</b>	<b>317.21</b>	<b>22.34</b>	<b>339.55</b>		

\*The total estimated expenditure towards NCC payment may likely to increase due to external developments in the sports field area, revision of drawings, Extra items and Deviation items.

#### **d) Balance Work Planned Vs Achieved**

Month	Planned (in Cr.)	Achieved (in Cr.)	Remarks
Work done upto Nov'18	230.28	230.28	
Dec'18	5.00	4.39	
Jan'19	5.00	5.13	
Feb'19	6.00	4.45	
Mar'19	7.00	5.07	
April'19	6.00	5.76	
May'19	4.00	3.67	
June'19	3.00		Pre final
<b>TOTAL</b>	<b>266.28</b>	<b>258.75</b>	

<b>Already work executed</b>		<b>258.75</b>	
			.
July'19 to Sept'20 ( Final bill)	3.00		
<b>Total</b>	<b>269.28</b>		



#### **9. BOTTLENECKS AND HINDRANCES**

- Delay in payment.
- Contractor has reduced their staff and labour force.

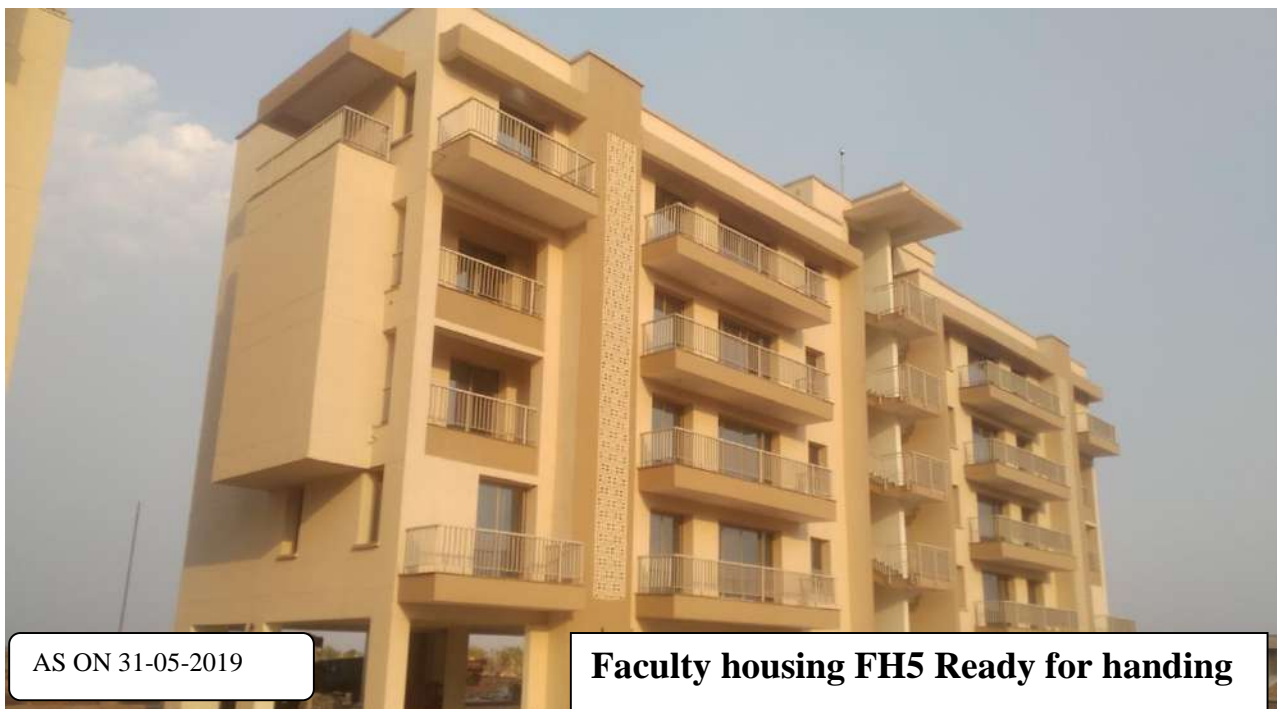
# WORK IN PROGRESS

## Faculty Housing 5



**Faculty housing FH5 internal & external painting and tiles fixing, doors & windows under progress.**

**AS ON 30-04-2019**



**AS ON 31-05-2019**

**Faculty housing FH5 Ready for handing**

## Faculty Housing 6



Faculty housing FH6 internal & external painting and tiles fixing, doors & windows under progress.

AS ON 30-04-2019



Faculty housing FH-6 Ready for handing

AS ON 31-05-2019

## LIBRARY BLOCK

Ground floor was handed over to IIM Raipur.



## OTHER FINISHING WORK

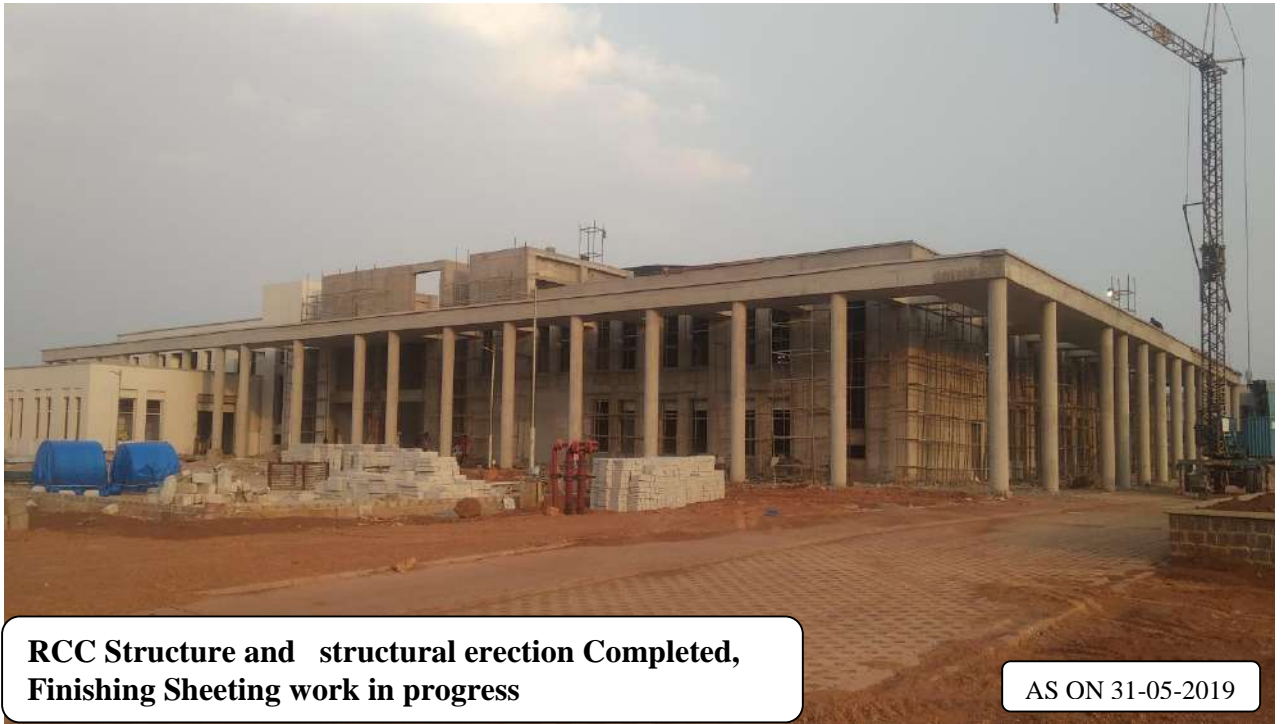


False ceiling, Flooring and painting in progress in 1st, 2nd & 3rd floor

**AS ON 31-05-2019**



## SPORTS COMPLEX



**RCC Structure and structural erection Completed,  
Finishing Sheeting work in progress**

**AS ON 31-05-2019**

## STRUCTURAL WORKS OF SPORTS BLOCK



**Structural erection completed and Roof sheeting in  
progress**

**AS ON 31-05-2019**

## MDC BLOCK



Outside view of MDC Block

AS ON 31-05-2019



Ducting, false ceiling, flooring & painting in progress at MDC Block

Class room granite flooring at MDC Block