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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 31st MARCH-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 18th Jan 2016

NCC has submitted the Performance Guarantee on 25th Jan 2016

Date of commencement: 2nd Feb 2016

Stipulated date of completion as per contract: 1st Feb, 2018.

Extension granted up to 30/04/19 in the 33rd BOG meeting held on 08/03/19. However, it was also explained by the Engineer-in-Chief, ANVP during the meeting that although main civil work will be completed but some of the services such as lift and Aluminum roofing sheets for sports block, sports flooring which has gone several revision may go up to 30th May 2019. Therefore it was requested to approve the extension up to 31st May 2019.

B. PROJECT BRIEF:

a. Total built up area-76,842 Sqm

b. Total Original Contract Value Rs. 305 Crore

Description	Amount (in Crores)	Remarks
Original Agreement	Rs.305.87	Excluding escalation, service tax/GST implication and EPF & ESI Reimbursements
Expected scope of work	Rs 264.00	
Expected Savings	Rs. 41.00	

However, present scope of work does not include the work of amphitheater and library cafeteria portion which are still on hold

Thus an overall saving of Rs. 41 Crore (Approx) is expected in the awarded amount of tender i.e Rs. 305.87 Cr.

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 31ST MARCH-2019 BY M/s. NCC

I .Mobilization of Resource:

- About 200 labour available at Site.
- Currently NCC using power supplied by IIM Raipur. Accordingly power bill is being paid by NCC Ltd.
- Two bore 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 31.03.19	Remarks/Status as on 31 st March 2019	
A	ACADEMIC COMPLEX			
1	Administrative & Faculty Block up to 3 rd Floor front portion	Completed	Handed over to IIM Raipur on 17 th September 2018 and occupied.	
	Administrative & Faculty Block (Balance portion of 3 rd Floor & 4 th Floor)	Completed	Completed and ready to hand over.	
2	Academic Block (except Auditorium)	Completed	Handed over to IIM-Raipur on 17 th September 2018 and occupied.	
	Auditorium of Academic Block	30-Mar-19	Furnishing, stage flooring & lighting works completed and Auditorium chairs placing is nearly on completion stage.	
3	Library (Finishing up to Ground Floor)	Handed over to IIM	Except cafeteria (which was hold by IIM).	
	Library above ground floor	30-April-19	HVAC & Electrical work in progress.	
4	MDC Block	30-April-19	Civil finishing works and all other services work excluding lift will be complete by 30.04.19. Lift likely to be ready by 31 st May 2019	
B	RESIDENTIAL COMPLEX			
1.a)	Faculty Housing-1	Completed	Faculty Housing-1 handed over to IIM-Raipur on 12 th September-18 and Faculty Housing -2, 3 & 4 handed over to IIM-Raipur on 14 th 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	30-April-19		Building will be ready by 30.04.19 excluding lift. Lift likely to be ready by 31 st May 2019
1.f)	Faculty Housing-6	30-April-19		Building will be ready by 30.04.19 excluding lift. Lift likely to be ready by 31 st May 2019
2.a)	Hostel-1	Completed	Hostel-5 Handed over to IIM-Raipur on 12 th September 2018, Hostel-4, 3 Handed over to IIM-Raipur on 14 th September 2018 Hostel-2, 1 Handed over to IIM-Raipur on 16 th 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 th October-2018 and occupied.	
4	Staff Housing	Completed	Handed over to IIM-Raipur on 22 nd September-2018 and occupied.	
5	Dining Block	Completed	Handed over to IIM-Raipur on 17 th September-2018 and occupied.	
6	Facility Block	Completed	Handed over to IIM-Raipur on 17 th September-2018 and occupied.	
7	Shopping Block	Completed	Handed over to IIM-Raipur on 17 th September-2018 and occupied.	
8	Sports Block	31-May-19	Fabrication drawings approval delayed, all truss fabrication already completed and erection will be done by 1 st week of April'19. Until & unless sheeting work completion flooring work will not able to start, Sheeting work drawing pending with Technical Consultant.	

C	SUBSTATION & EXTERNAL UTILITIES		
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	

III. Status of Services:

Lifts:

- 15nos of lift installed. 3nos lift installation is in progress (Library-3nos).
- Inspection of 15nos lifts has been completed by the electrical safety inspector and NOC for 15 out of 18 lifts are obtained.
- Materials for other 7 lifts (5 for MDC and 2 for Faculty housing 5& 6) are expected by mid of April 2019.

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, GF of library except cafeteria portion completed.
2. Ducting work completed for 1st, 2nd& 3rd Floor of Library building.
3. HVAC work in progress at MDC building.
4. HVAC material ADP partly balance for MDC building yetto arrive at site,

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	242.28	5.77	248.05	17.69	264	Bill raised upto 31-03-2019
			Towards secured advance	1.97	(-) 0.70	1.27			
			Interest on a/c of mobilisation and T&P advance	-3.01	0	-3.01			
			Towards Escalation	25.07	0	25.07	3.86	28.93	
			EPF & ESI reimbursement (Estimated @ 0.6%)	1.25	0.01	1.26	0.32	1.58	
			Service tax reimbursement	7.23	0	7.23	8.61	15.84	
			Total	274.79	5.08	279.87	30.48	310.35	

F. MAIN REASON FOR DELAY OF THE WORK

- a. Partial Handing over of the site.
- b. Delay in finalization of reduction in scope of work and restart of work.
- c. Delay in Payments.
- d. Delay in Issue of GFC drawings for Sport block structural, sheeting and flooring works, frequent revision, approval of shop drawings & technical data sheet.
- e. Changes in Design concepts of Admin Block & Dining Block.
- f. Shortage of resources mobilization (particularly in labour) and in some procurement process by M/s NCC.
- g. 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 equipments, 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					

Total delay due to payment beyond 21 days are:

345Days

3.0 COMPLETED WORKS:

S.N o	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	Under Preparation	20.12.2018
4	FURNISHING AND STAGE LIGHTING OF AUDITORIUM	1,17,07,750.00	96,79,852.00	17.03.2019

4. A. SUPPLY & INSTALLATION OF AUDITORIUM CHAIRS

B. STATUS OF WORKS AS ON 31ST MARCH -2019

- 1). Chairs supply completed, installation nearly in completion stage,
- 2) Tender Amount Rs.36,18,360.00,
- 3) Stipulated date of completion 03.05.219,
- 4) Work likely to be completed by 17.04.2019.

5.0 OVERALL FINANCIAL PROGRESS:

(a) Status of financial progress till 31st March-2019 (for main contract) is as below:

Rs. 249.32Crore up to 30.03.2019 (Net value of work done Rs.248.05Crore + secured advance on material at site Rs. 1.27Crore)

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): $249.32/259 = 96.26\%$

II. With respect to project cost (Rs. 333 Crore): $305.12/333 = 91.63\%$

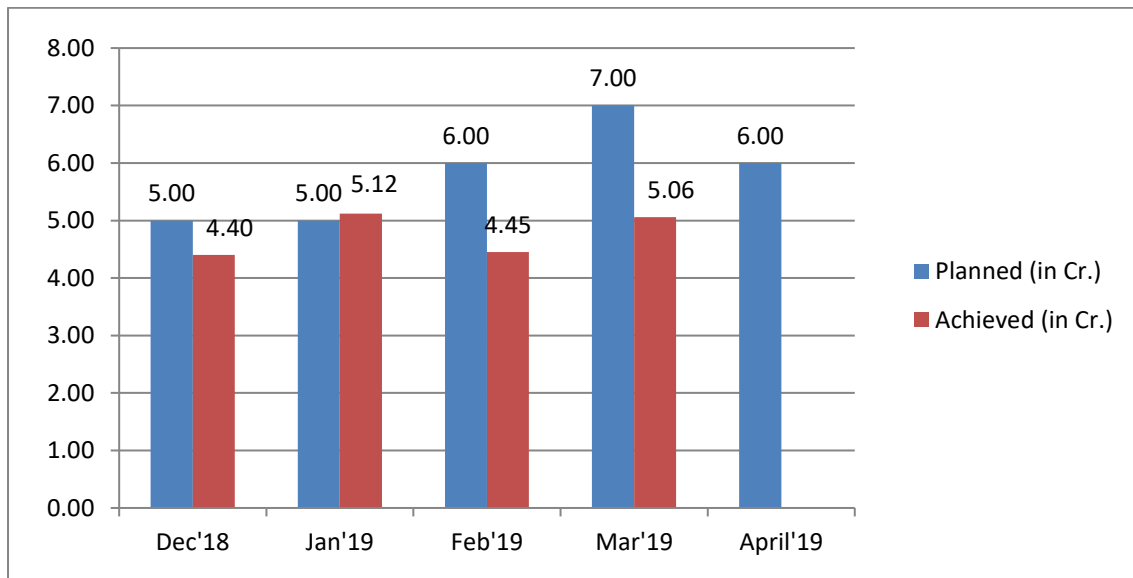
(Approved DPR cost Rs.333 Crore, up to date expenditure Rs.305.12Crore)

(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	274.79	5.08	279.87	30.48	310.35	Bill raised upto30.03.2019
2		HI-Tech Audio System Pvt. Ltd	Towards Work Done	0.76	0.51	1.27	0	1.27	Bill raised upto30-03-2019
3		CLASSIC INTERIO	Towards Work Done	0.40	0.00	0.40	0.00	0.4	Bill raised upto 17-12-2018
4		Realitors and Infrastru	Towards Work Done	1.62	0.00	1.62	0.88	2.5	Bill raised upto 19-01-2019
5		Geeken Seating Collection Pvt.Ltd	Towards Work Done	0.00	0.00	0.00	0.36	0.36	
6		Datum Technos Pvt.Ltd.	Towards Work Done	0.31	0.66	0.97	0	0.97	Bill raised upto30-03-2019
7		TCE	Bill payment (i /c service tax)	8.51	0	8.51	1.49	10	Bill raised uptoMar-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		0.2	0	0.2	
11	Left out work		Furniture & furnishing , IT Equipment, Horticulture etc.	0	0	0	0	0	
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	
			Grand Total	298.88	6.25	305.12	34.95	340.07	

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	4.40	
Jan'19	5.00	5.12	
Feb'19	6.00	4.45	
Mar'19	7.00	5.06	
April'19	6.00		
May'19 to April 2020	5.00		To be released in Pre final Bill / final bill during operation and maintenance period.
Total	264		



9. BOTTLENECKS AND HINDRANCES

- Contractor has reduced their staff and labour force.
- Delay in issue of GFC drawings and shop drawings such as drawings of truss for sports and roof sheeting.
- Ducting details of AHU drawings for 2nd and 3rd floor of library block.
- Details of MDC Kitchen area. .

WORK IN PROGRESS

Faculty Housing 5



AS ON 28-02-2019

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



AS ON 31-03-2019

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

Faculty Housing 6



AS ON 28-02-2019

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



AS ON 31-03-2019

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

AUDITORIUM



LIBRARY BLOCK

Ground floor was handed over to IIM Raipur.



AS ON 31-03-2019

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

OTHER FINISHING WORK



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

SPORTS COMPLEX



AS ON 31-03-2019

**RCC Structure completed and
preparing for structural erection**

OTHER WORKS OF SPORTS BLOCK



**Swimming pool in
progress**

AS ON 31-03-2019

MDC BLOCK



AS ON 31-03-2019

Outside view of MDC Block



Class room granite flooring at MDC Block

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