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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 31stJANUARY-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

S. No.	Building /Block	No of Floors	Area in SQM	Status of Buildings
1	Admin& Faculty Block Internal finishing work at 3rd floor back portion stopped on 20.10.2016. Order to restart on 23.01.2018.	G+4	6900.82	Building work completed and Handed Over
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	
11	Faculty Housing – 5 & 6 Work stopped on 19.07.2016. Order to restart on 13.01.2018.	G+4	4222.00 (Revised Scope)	Building under construction
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 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 (In Phase -1A)	B+G	4190.00	

	Work above basement level stopped on 20.10.2016. Order to restart on 23.01.2018)		(revised scope)
		Grand Total	76842.21

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

A. EXECUTIVE SUMMARY

- a. Name of Contractor: M/s NCC Ltd
- b. Stipulated Period of Completion: 24 months
- c. 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
- d. NCC has submitted the Performance Guarantee on 25th Jan 2016
- e. Date of commencement: 2nd Feb 2016
- f. Agreement signed on : 11th Feb 2016
- g. Stipulated date of completion as per contract: 1st Feb, 2018.
- h. Extension without levy of compensation granted up to 30/10/18. In the 20th C.C.C. meeting held on 12/07/18, the committee approved the completion time line for balance work up to 30-Jan-2019. However provisional extension of time for the completion of balance work is granted up to 30.04.2019, as requested by NCC vide their letter no. NCCL/IIM-Raipur/614/2018-19 dated 15.01.2019.

B. PROJECT BRIEF:

- a. Total built up area–76,842 Sqm(Phase I)
- b. **Total Original Contract Value for Phase-1 is Rs. 305 Crore**

Description	Amount (in Crores)	Remarks
Cost of Phase 1A	Rs 246.3	As per reduced scope
Add for Cost of MDC & allied infrastructures	(+)Rs 24.91	As instructed by IIM/NRDA vide letter dated 27.07.17
Add for Cost of Civil Structure of Housing-5& 6 and allied infrastructure	(+) Rs 10.57	As instructed by IIM/NRDA vide letter dated 23.01.18

Add for Cost of Civil Structure of Sports Building & allied infrastructure	(+) Rs 13.88	As instructed by IIM/NRDA vide letter dated 23.01.18
Expected savings	(-) Rs36.00	
Total Expected Contract Value as per the Present scope	Rs 259	

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 JANUARY-2019 BY M/s. NCC

I .Mobilization of Resource:

- About 200 labour available at Site.
- Mobile Crane:
 - ✓ One number of Mobile Crane available at site.
- Procurement of Reinforcement and structural steel :
 - ✓ about 40Ton available at site
- Form Work material :
 - ✓ Shuttering material for current requirement is available at site.
- Site office, Store, Quality Control Lab, Cement godown, Labour camp etc. are available at site.
 - Power connection to State Electricity Board obtained. Currently NCC using power supplied by IIM Raipur.
- Twobore wells are functional at site for construction purpose.

II. Building wise Status is as follows:

Sl No	Name of Building	Scheduled date of completion as per original Plan	Projected date of physical Handing over as on 31.01.19	Remarks/Status as on 31 st January2019
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)	31-Oct-17	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		15-Mar-19	LoA for Furnishing and stage lighting job had been issued on 03/10/18. LoA for Auditorium chairs has been issued to vendor.
3	Library (Finishing up to Ground Floor)	31-Oct-17	Handed over to IIM	Except cafeteria (which was hold by IIM).
	Library above ground floor		25-Mar-19	Work was initially held up.HVAC &Flooring work under progress.
4	MDC Block	31-Oct-17	30-April-19	Work was initially held up. Flooring, HVAC work etc. is under progress.
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	
1.f)	Faculty Housing-6		30-April-19	Internal & external painting, flooring, interior work in progress. Building was initially held up.
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	28-Oct-17	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	30-Oct-17	30-April-19	Work was initially held up. Block work, plastering and finishing work is in progress. Swimming pool wall in progress.
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.

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:

- BSNL OFC network reached to IIM campus.
- Commissioning of networking and BMS related services in progress.

HVAC:

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

1. Work completed in Academic (except Auditorium), upto 3rd floor front portion of Admin Block and Library Ground floor except Cafeteria.
2. ADP materials fixed except fire dampar with actuator at 3rd Floor back side and 4th Floor of Admin Building.
3. Ducting work in progress for 1st, 2nd& 3rd Floor of Library building.
4. HVAC work in progress at MDC building.

5. HVAC material like AHU, FCU unit, ADP etc. yet to arrive at MDC, library (ground floor cafeteria ,1st ,2nd,3rd floors), fire damper with actuator yet to arrive at Admin (3rd floor back side and 4th floor), and Auditorium.

Radiant Cooling System:

1. Radiant cooling chillers plant commissioned.

E. EXPENDITURE Vs. ESTIMATED COST

Sl. No.	Agency	Description	Payment already made	Bill raised but Payment pending	Expenditure booked so far	Balance Amount	Total Estimated Expenditure	Remarks	
		Items of work							
1	Ongoing work	M/S NCC Limited	Towards Work Done	232.74	4.63	237.37	22.21	259	Bill raised upto 31-01-2019
			Towards secured advance	1.93	0.50	2.43			
			Interest on a/c of mobilisation and T&P advance	-3.01	0	-3.01	6.09	28.15	
			Towards Escalation	22.06	0	22.06			
			EPF & ESI reimbursement(Estimated @ 0.6%)	1.22	0.01	1.23	0.32	1.55	
			Service tax reimbursement	7.23	0	7.23	8.31	15.54	
			Total	262.17	5.14	267.31	36.93	304.24	

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, 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 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	19-02-2016	19-02-2016	26-02-2016	27-02-2016	21-03-2016	31	7	
2	21-03-2016	23-03-2016	28-03-2016	29-03-2016	03-05-2016	41	15	
3	30-04-2016	30-04-2016	05-05-2016	09-05-2016	09-06-2016	40	15	
4	04-05-2016	04-05-2016	12-05-2016	18-05-2016	07-07-2016	64	40	
5	31-05-2016	31-05-2016	16-06-2016	17-06-2016	07-07-2016	37	14	
6	19-07-2016	19-07-2016	27-07-2016	29-07-2016	22-08-2016	34	11	
7	27-08-2016	27-08-2016	06-09-2016	07-09-2016	03-10-2016	37	11	
8	30-09-2016	30-09-2016	13-10-2016	14-10-2016	29-10-2016	29	3	
9	31-10-2016	31-10-2016	08-11-2016	09-11-2016	27-12-2016	57	32	
10	30-11-2016	30-11-2016	08-12-2016	09-12-2016	11-01-2017	42	18	
11	21-12-2016	21-12-2016	02-01-2017	02-01-2017	07-02-2017	48	25	
12	10-01-2017	10-01-2017	23-01-2017	23-01-2017	27-02-2017	48	24	
13	31-01-2017	31-01-2017	08-02-2017	10-02-2017	27-02-2017	27	4	
14	28-02-2017	28-02-2017	10-02-2017	11-03-2017	28-03-2017	28	3	
15	20-03-2017	20-03-2017	28-03-2017	28-03-2017	31-03-2017	11	0	
16	31-03-2017	31-03-2017	04-04-2017	05-04-2017	24-04-2017	24	0	
17	30-04-2017	30-04-2017	08-05-2017	09-05-2017	26-05-2017	26	1	
18	31-05-2017	31-05-2017	09-06-2017	13-06-2017	21-06-2017	21	0	
19	15-06-2017	15-06-2017	27-06-2017	28-06-2017	26-07-2017	41	16	
20	30-06-2017	30-06-2017	15-07-2017	18-07-2017	08-08-2017	39	15	
21	31-07-2017	31-07-2017	09-08-2017	09-08-2017	05-09-2017	36	12	
22	31-08-2017	31-08-2017	09-09-2017	11-09-2017	19-09-2017	19	0	
23	30-09-2017	30-09-2017	11-10-2017	13-10-2017	28-10-2017	28	1	
24	31-10-2017	31-10-2017	13-11-2017	13-11-2017	23-11-2017	23	0	
25	30-11-2017	30-11-2017	11-12-2017	14-12-2017	28-12-2017	28	2	

	2017						
26	31-12-2017	31-12-2017	11-01-2018	16-01-2018	23-01-2018	23	0
27	31-01-2018	31-01-2018	12-02-2018	14-02-2018	21-02-2018	21	0
28	28-02-2018	28-02-2018	09-03-2018	10-03-2018	21-03-2018	21	0
29	31-03-2018	31-03-2018	16-04-2018	16-04-2018	03-05-2018	33	9
30	30-04-2018	30-04-2018	14-05-2018	15-05-2018	06-06-2018	37	13
31	31-05-2018	31-05-2018	14-06-2018	15-06-2018	28-06-2018	28	3
32	30-06-2018	10-07-2018	21-07-2018	23-07-2018	09-08-2018	30	7
33	31-07-2018	31-07-2018	13-08-2018	14-08-2018	04-09-2018	35	10
34	31-08-2018	31-08-2018	15-09-2018	17-09-2018	08-10-2018	38	12
35	30-09-2018	30-09-2018	15-10-2018	16-10-2018	05-11-2018	36	9
36	31-10-2018	31-10-2018	15-11-2018	16-11-2018	30-11-2018	30	3
37	30-11-2018	30-11-2018	14-12-2018	14-12-2018	27-12-2018	27	3
38	31-12-2018	31-12-2018	12-01-2019	12-01-2019	24-01-2019	24	3

Total delay due to payment beyond 21 days are:

341Days

3.0 SUPPLY, INSTALLATION, TESTING & COMMISSIONING OF AUDIO VISUAL SYSTEM

A. EXECUTIVE SUMMARY

- a. Name of Contractor: M/s Hi-Tech Audio Systems Pvt. Ltd.
- b. Stipulated Period of Completion: 3 months
- c. Date of Start: 06/06/2018
- d. Stipulated finish date: Original agreement completion date was 05/09/18. Time period for the Tender has been extended till 05/01/2019 as the Auditorium front is not ready.

B. BRIEF DRISCRPTION OF JOB.

Supply, Installation, Testing and commissioning of Audio Visual system for

- (i) class rooms,
- (ii) Board room,
- (iii) Meeting room

(iv) Auditorium.

Tender value of the job is Rs. 1,37,68,378/-

C. STATUS OF WORKS AS ON 31STJANUARY-2019BY M/s. HI-TECH

a. Resource engaged.

1) 1no engineer &1no technician deputed at site by M/s Hi Tech.

b. Progress status:

Sl. no	Area of progress	Actual progress status					Remarks
		Supply	Installation	Testing	Commissioning	Handing over	
1	Class rooms	completed	completed	Completed	completed	completed	
2	Board rooms	completed	completed	Completed	Completed	Ready for handing over	
3	Meeting room	completed	Completed	Completed	Completed	Ready for handing over	
4	Auditorium	Supplied, except Projector	Cable laying done	Not started	Not started	Not started	Order for Auditorium furnishing placed on M/s Datum Technosys Pvt. Ltd.

4.0 SUPPLY & INSTALLATION OF CURTAINS:- Work Completed

5.0 SUPPLY &INSTALLATION OF FURNITURE AND FURNISHING WORK

A. EXECUTIVE SUMMARY

- Name of Contractor: M/s Mahendra Realtors & Infrastructure Pvt. Ltd.
- Letter of Acceptance has been issued to M/s M.R.I.P.L for the Supply & Installation of furniture & Furnishing for IIM Raipur at Naya Raipur on 18/07/2018.
- Stipulated Period of Completion: 3 months
- Date of Start: 02/08/2018
- Stipulated date of completion: 01/11/2018. Time extension given to vendor due to delay in handing over of drawings for Staff housing furniture up to 20/12/2018. Further time extension given up to 31.03.19 for executing furnishing work at FH 5 & 6.

B. BRIEF DRISCRPTION OF JOB.

Supply and Installation of

- (i) All Furniture of Director's Residence.
- (ii) Furniture of Academic block
- (iii) Wall paneling and Furniture of Admin & Faculty Building.
- (iv) Wardrobes, Kitchen cabinets of Faculty housing & Staff housing.
- (v) Pin Up Board, Notice board, writing board and Green chalk writing board etc.
- (vi) Modular kitchen, Electrical appliances for Director's residence.

Tender value of the job is Rs.2,49,80,700/-

C. STATUS OF WORKS AS ON 31STJANUARY-2019 BY M/s. M.R.I.P.L

Progress status

Work is almost completed except some rectification work and work of FH5&6 will be taken up once the FH5&6 are ready to receive the furniture.

6.0 SUPPLY & INSTALLATION OF FURNISHING AND STAGE LIGHTING OF AUDITORIUM

A. EXECUTIVE SUMMARY

- a. Name of Contractor: Datum Technosys Pvt. Ltd.
- b. Letter of Acceptance has been issued to M/s Datum Technosys Pvt. Ltd for the Supply & Installation of Furnishing and Stage Lighting for Auditorium for IIM Raipur on 03/10/2018.
- c. Stipulated Contractual period: 5 months.
- d. Tender value of the job is Rs.1, 17, 07, 750/-

B. BRIEF DRISCRPTION OF JOB.

Carpet Flooring, Acoustics wall treatment, Acoustical False ceiling, Wooden Paneling, Auditorium cable & raceway, Stage light system.

C. STATUS OF WORKS AS ON 31STJANUARY-2019 BY M/s. DATUM

- a. Wooden Slate fixing and stage flooring in progress.
- b. Electrical work of illumination (light bars, cabling ,etc)in progress and partly supply yet to be made.

7.0 SUPPLY &INSTALLATION OF AUDITORIUM CHAIRS

LoA issued to vendor for supply & Installation of Auditorium Chairs.

C.STATUS OF WORKS AS ON 31ST JANUARY-2019

- a).Chairs supply completed

8.0 OVERALL FINANCIAL PROGRESS:

(a) Status of financial progress till 31stJanuary-2019 is as below:

Rs. 239.79Crore up to 31.01.2019 (Net value of work done Rs.237.36Crore + secured advance on material at site Rs. 2.43Crore)

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): $239.79/259 = 92.58\%$

II. With respect to project cost (Rs. 333 Crore): $291.02/333 = 87.39\%$

(Approved DPR cost Rs.333 Crore, up to date expenditure Rs.291.02Crore)

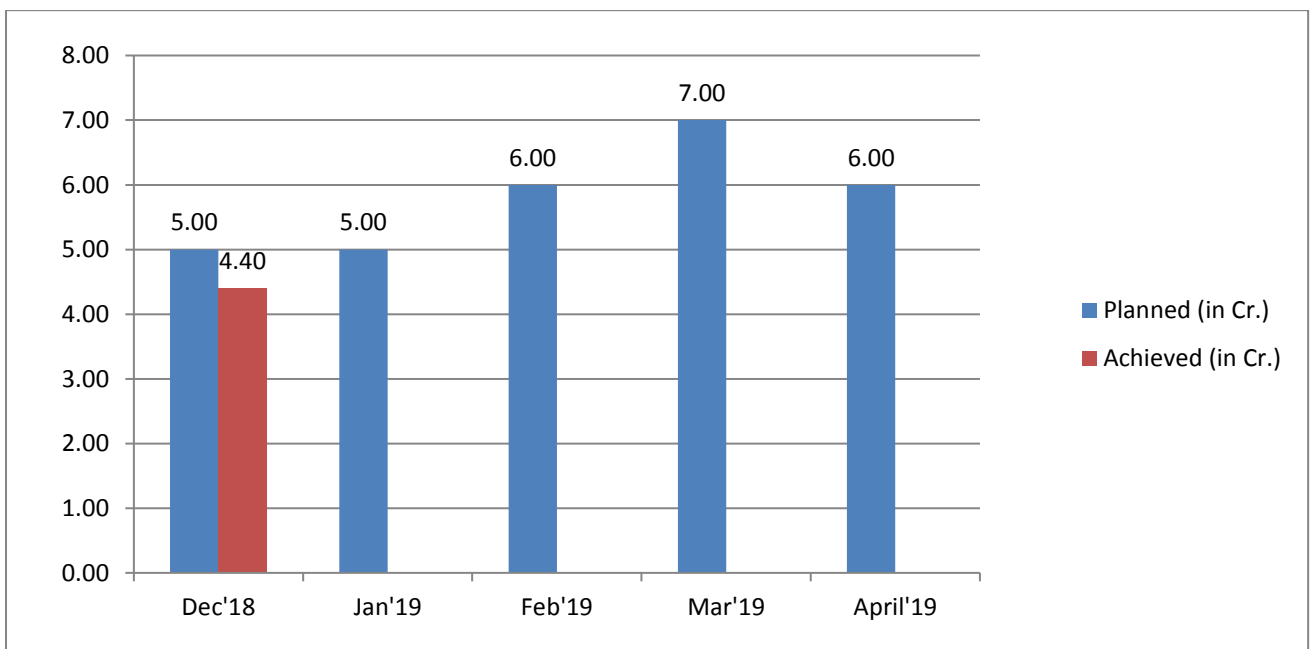
(c) Expenditure Vs. Budget (Total):

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	262.17	5.14	267.31	36.93	304.24	Bill raised upto 31-01-2019
2		HI-Tech Audio System Pvt. Ltd	Towards Work Done	0.75	0.00	0.75	0.63	1.38	Bill raised upto 02-01-2019
3		CLASSIC INTERIO RS	Towards Work Done	0.40	0.00	0.40	0.00	0.4	Bill raised upto 17-12-2018
4		Realtors and Infrastru RS	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	0.00	0.31	0.86	1.17	Bill raised upto 21-12-2018
7		TCE	Bill payment (i /c service tax)	8.15	0	8.15	1.85	10	Bill raised upto Jan-19
8		ARCOP	Bill payment (i /c service tax)	5.00	0	5.00	1.5	6.5	Bill raised upto Sep-18

Sl.	Description		Payment	Bill raised	Expenditure	Balance	Total	Remarks	
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 authorities		Planning approval Connection charges	1.27		1.27	0	1.27	
Grand Total				285.89	5.14	291.02	43.25	334.27	

Balance Work Planned Vs Achieved

Month	Planned (in Cr.)	Achieved (in Cr.)
Work done upto Nov'18	230.28	230.28
Dec'18	5.00	4.40
Jan'19	5.00	
Feb'19	6.00	
Mar'19	7.00	
April'19	6.00	
Total	259.28	



9. BOTTLENECKS AND HINDRANCES

- There is delay in receipt of Architectural, Structural Drawings, Services Drawings and Shop drawings of Sports Block, Library Block from the technical consultant M/S ARCOP.
- Contractor has reduced their staff and labour force.

WORK IN PROGRESS

Board room completed



Structural Steel Fabrication in progress for Sports building



Faculty Housing 5



AS ON 31-12-2018

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



AS ON 31-01-2019

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

Faculty Housing 6



AS ON 31-12-2018

Faculty housing FH6 Block work and plastering work in progress and water tank concreting completed.



AS ON 31-01-2019

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

Auditorium



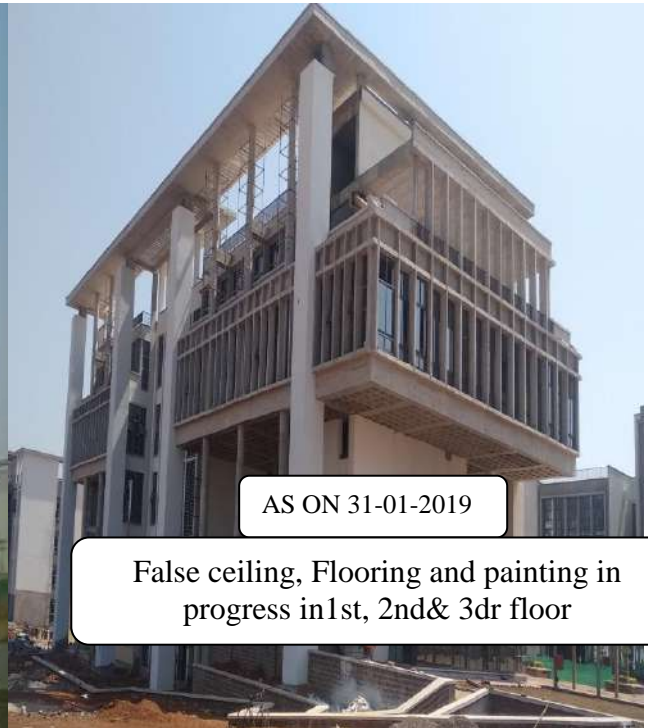
False ceiling in progress as on 31-01-2019



Stage Wall Panelling as on 31-01-2019

LIBRARY BLOCK

Ground floor was handed over to IIM Raipur.



OTHER FINISHING WORK



SPORTS COMPLEX



AS ON 31-12-2018

Formwork, rebar fixing under progress for slab casting.



AS ON 31-01-2019

RCC Structure almost completed and preparation in progress for truss

OTHER WORKS OF SPORTS BLOCK



AS ON 31-01-2019

Swimming pool in progress



Work under progress for different sports field Courts

MDC BLOCK



AS ON 31-12-2018

Outside view of MDC Block



AS ON 31-12-2018

Outside view of MDC Block



Class room granite flooring at MDC Block



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