



सत्यमेव जयते

झारखण्ड गजट

असाधारण अंक

झारखण्ड सरकार द्वारा प्रकाशित



2 फाल्गुन, 1945 (श०)

संख्या - 94 राँची, बुधवार,

21 फरवरी, 2024 (ई०)

नगर विकास एवं आवास विभाग

संकल्प

20 फरवरी, 2024

विषय- राँची स्मार्ट सिटी क्षेत्र अन्तर्गत निर्माणाधीन झारखण्ड सरकार के 11 कैबिनेट मंत्री के आवास हेतु कुल राशि ₹ 114,47,21,100/- (एक सौ चौदह करोड़ सैंतालीस लाख इक्कीस हजार एक सौ रुपये) के पुनरीक्षित तकनीकी स्वीकृति प्राप्त प्राक्कलन पर पुनरीक्षित प्रशासनिक स्वीकृति प्रदान करने के संबंध में ।

संख्या-5/न०वि०/वृ०श०परि०-8/2021.-662--झारखण्ड राज्य के मंत्रिपरिषद के सदस्य मंत्रियों के सरकारी आवासन हेतु झारखण्ड राज्य स्थापना के पूर्व से राँची शहर में निर्मित पुराने सरकारी भवनों का उपयोग किया जा रहा है। इस क्रम में नगर विकास एवं आवास विभाग, झारखण्ड द्वारा 11 कैबिनेट मंत्री के आवास हेतु विभागीय संकल्प संख्या-3360 दिनांक-27.10.2021 द्वारा कुल ₹ 69,90,94,000/- की योजना पर प्रशासनिक स्वीकृति प्रदान की गयी थी ।

2. उक्त क्रम में सर्वश्री जुडको लि० द्वारा उक्त योजना के कार्यान्वयन हेतु एकरारनामा संख्या-438 दिनांक-04.03.2022 द्वारा M/s KMV Projects Ltd. के साथ कुल रू० 72,35,82,293/- पर एकरारनामा किया गया था। इस योजना का कार्यान्वयन ग्रीनफील्ड राँची स्मार्ट सिटी के एरिया बेस्ड डेवलपमेंट क्षेत्र के मास्टरप्लान में चिन्हित प्लॉट संख्या 01 में कराया जा रहा है। इस योजनान्तर्गत आवासीय भवनों को दो भागों में बांटा गया है जिसमें एक भाग Residential Block एवं दूसरा भाग Annexe Block है। Residential Block की संरचना G+1 होगी, जिसमें Balcony एवं Open Terrace प्रस्तावित है। Annexe Block के अंतर्गत Office Block] Servant Block एवं Garrage प्रस्तावित है। इस योजना के कार्यान्वयन हेतु अबतक जुडको लि० को रू० 72,35,82,293/- आवंटित किये जा चुके हैं।

3. दिनांक-27.03.2023 को माननीय मुख्यमंत्री, झारखण्ड के द्वारा मुख्य सचिव, झारखण्ड एवं सचिव, नगर विकास एवं आवास विभाग, झारखण्ड के साथ उक्त योजना स्थल का निरीक्षण किया गया एवं योजना कार्यान्वयन की समीक्षा के दौरान प्रत्येक आवास में मॉड्यूलर किचन, लिफ्ट आदि का प्रावधान करने के साथ-साथ योजना कार्यान्वयन के संबंध में अन्य कई निदेश दिये गये।

4. सर्वश्री जुडको लि० द्वारा BOQ Item में विचलन, Extra Item एवं Price adjustment को शामिल करते हुए उक्त योजना हेतु कुल रू० 114,47,21,100/- का पुनरीक्षित तकनीकी स्वीकृति प्राप्त प्राक्कलन पर पुनरीक्षित प्रशासनिक स्वीकृति का प्रस्ताव प्राप्त हुआ है।

5. उक्त योजना के कार्यान्वयन के दौरान BOQ Item में होने वाले विचलन एवं इसका कारण निम्नवत् है:-

Sl. No.	Component	Major Reason
(i)	11 nos. of Minister's Bungalow & Annex: Civil Works	All work is being carried out as per available GFC drawing, however while execution following deviation will occur due to available site condition and drawing: (a) Earthwork in excavation and filling got deviated because of level difference in the existing site and also the reason for deviation in filling of earth is due to level of hard strata in Bungalow no: 5,6 and partial 7 was very deep hence the quantity got deviated. (b) One of the reasons for deviation in PCC & RCC quantity is due to increase in height of Tie beam in Bungalow 5, 6 & partial 7. (c) Due to increase in quantity of RCC & PCC shuttering & centering got deviated from its original approved limit. (d) MS Reinforcement got deviated due to increase in Height of tie beams in Bungalow 5, 6, and 7 also in BOQ the quantity taken for MS Reinforcement is found lesser than the required quantity as per available drawings for execution of the project. (e) In case of external plaster, only item no 469 is found suitable (18mm thick plaster). However, in approved BOQ only 1 sqm quantity has been provided against the item but in actual total consumption of item is 1520.99 Sqm in Minister Bungalow only.
(ii)	11 nos. of Minister's Bungalow &	a) Item no: 23, GRC wall cladding got deviated from its original limit of BOQ (Estimated quantity is 8160 Sqm, BOQ quantity is 1397 Sqm). b) All work is being carried out as per available GFC drawing, but in actual

	Annex: Finishing work	measurement at site quantity of GRC Jali (item no: 25) and slant roof cladding (Item no: 24) and cornice (item no: 28) got deviated. c) Item no: 34 & 37, Vitrified tiles flooring got deviated from the actual BOQ quantity. The estimated quantity of item no: 34 is 3,342 Sqm, whereas the approved BOQ quantity is only 2,643 sqm and the estimated quantity of item no: 37 is 4,661 sqm, whereas, the approved BOQ quantity is only 4,076 sqm quantity. All work of flooring is being carried out as per available flooring GFC drawings. d) Item no: 38 & 40, Wall tiles got deviated from the actual BOQ quantity. The estimated quantity of item no: 38 is 3,445 Sqm, whereas the approved BOQ quantity is only 2,763 sqm and the estimated quantity of item no: 40 is 723 sqm, whereas the approved BOQ quantity is only 23 sqm quantity. All work of wall tiles is being carried out as per available flooring GFC drawings. e) In the approved BOQ, there is no provision of any type of Granite item. Hence it is not clear which item is to be provided in kitchen shelves and counter basin area. f) As per approved BOQ, Melamine Polish (BOQ item no: 50) is to be provided in doors and chowkhats of bungalows and as per actual measurement, the quantity comes out to be 4,708.91 Sqm against the approved BOQ quantity of 2,710 Sqm. However, the work is being carried out as per available GFC Drawing. g) Structural steel is to be provided behind the GRC Jali and Canopy area. The actual calculation the quantity of Structural steel is comes out to be 30,324 Kg. However, in approved BOQ, there is provision of only 16,500 Kg. h) Work of Terrace water proofing & putty work is being carried out as per BOQ. The actual the quantity of the Item no: 59, 60, 61 & 65 got deviated in comparison to approved BOQ quantity with estimated quantity of 11,601 sqm and approved BOQ quantity is 9,881 sqm) i) False ceiling related items (BOQ item no: 80, 81, 86, 88) are getting deviated in comparison to BOQ quantity. Work of False ceiling is being carried out as per available GFC drawing. (Estimated quantity of item no: 80 & 82 is 4,987 Sqm and BOQ quantity is 799 sqm, Estimated quantity of item no: 81 & 83 is 5,926 sqm and BOQ quantity is 976 sqm, Estimated quantity of item no: 86 & 89 is 1,511.4 sqm and BOQ quantity is 732 sqm, Estimated quantity of item no: 88 is 1,583 sqm and BOQ quantity is 503 sqm)
(iii)	11 nos. of Minister's Bungalow & Annex: Electrical work	All electrical work is being carried out as per available GFC drawing. However, while execution following deviation will occur: a) Item no: 795, 796, 1182 got deviated (Cable route from substation to individual Bungalow & Substation to Streel light panels & panels to DBs) (Estimated quantity of item no: 795 is 8,986.25 Rm and BOQ quantity is 502 Rm, Estimated quantity of item no: 1750 is 4,900 Rm and BOQ quantity is 896 Rm, Estimated quantity of item no: 1182 is 6,791 Rm and BOQ quantity is 260 Rm). b) In Electrical SLD, there is provision of two nos. of capacitor panel of 350 KVAR each, but in approved BOQ, there is provision of only one capacitor panel (Item no: 1020) c) External light fixtures: Wall mounted up down light (Item no. 480 & 475, estimated quantities are 283 & 48 Nos., whereas BOQ qty are only 125 & 24), Internal light fixtures: Item no: 1198, 1199, 1200, 1201, 1202, 1203, 1205, 1206, 1208 & 1209 also got deviated. (Estimated quantities of Item no: 1198, 1199, 1200, 1201, 1202, 1203, 1205, 1206, 1208 & 1209 are 147, 2362, 928, 66, 242, 435, 168, 271, 465 & 542 nos., whereas BOQ quantities of these items are 9, 214, 80, 14, 24, 19, 14, 6, 4, 29, 29 nos.) d) Hume pipe of dia. 150 & 100 mm got deviated as per available drawing (Estimated quantity of Item no: 1127 is 2,391 Rm, whereas BOQ quantity is 500 Rm), (Estimated quantity of Item no: 1126 is 1,242 Rm, whereas BOQ quantity is 500 Rm). e) As per available drawings, point wiring got deviated (Estimated quantities of Item no: 1143, 1144 & 1145 are 3260, 1107 & 1963 nos., whereas BOQ

		quantities is 85, 10 & 181 nos.). f) In circuit wiring item no: 1146, 1147, 1148 & 1150 got deviated from the approved quantity of BOQ (Estimated quantities of item no: 1146, 1147, 1148 & 1150 are 19,336, 18,276, 23,736 rmt., whereas BOQ quantities are 500, 600, 1000 rmt.). g) In Switch socket items mainly item no: 1158, 1159, 1160 & 1230, there is deviation w.r.t to the BOQ quantity (Estimated quantities of item no: 1158, 1159, 1160 & 1230 are 1,589, 730, 88 & 114 nos., whereas BOQ quantities are 125, 65, 22 & 10 nos.) h) Item no: 1168 & 1171 got deviated as per site condition and requirement (Estimated quantities of item no: 1168 & 1171 are 75 & 15 nos., whereas BOQ quantity are 8 & 2 nos.)
(iv)	11 nos. of Minister's Bungalow: ELV work	All ELV work is being carried out as per available GFC drawing, however while execution following deviation will occur: a) Item no:1320, 1323, 1326, 1327, 1328, 1329, 1330, 1335, 1338, 1360, 1361, 1362 & 1363(FA&PA Conduit, wiring and detectors panels) got deviated (Estimated quantities of item no: 1320, 1323, 1326, 1327, 1328, 1329, 1330, 1335, 1338, 1360, 1361, 1362 & 1363 are 1,4242 Rm, 1,2750 Rm; 995, 49, 40, 40, 52, 13, 238, 13, 13, 13 & 13 nos. whereas BOQ quantities are 300 Rm, 800 Rm; 50, 2, 4, 4, 2, 1, 38, 1, 1, 1 & 1 nos.) b) Item no: 1372, 1373, 1374, 1375 & 1376 (CCTV) (Camera, NVR, Cable, Screen 55" & conduit) got deviated as per GFC drawing (Estimated quantities of item no: 1372, 1373, 1374, 1375 & 1376 are 119 nos., 12 nos., 26,395 m, 12 nos., 8,400 m, whereas BOQ quantities are 8 nos., 1 no., 480m, 1no. & 480m). c) Access control items such as Item no: 1379, 1380 & 1381 (Sliding gate 9mtrs and 6 mtrs and accessories ad tools) (Estimated quantities of item no: 1379, 1380 & 1381 are 2, 22, 26 nos., whereas BOQ quantities are 1, 1, 1 no.). d) IP audio phone item no: 1388 (Estimated quantity of item no: 1388 is 367 nos., whereas BOQ quantity is 275 no.). e) Passive components: Item no: 1394, 1395, 1397, 1398, 1399, 1401, 1402, 1403 & 1406 (rack box, patch cards etc) got deviated as per the requirement of drawings) (Estimated quantities of item no: 1394, 1395, 1397, 1398, 1399, 1401, 1402, 1403 & 1406 are 25, 672, 788, 661, 672, 34 nos., 4900mtrs, 92nos. & 25 nos., whereas BOQ quantities are 11, 433, 460, 460, 433, 22nos., 1000 Rmt, 44 nos. & 22 nos.). f) Active components: Item no:1408, 1410 & 1411 (Port switch, media converter, wifi controller, etc.) got deviated as per the requirement of drawings) (Estimated quantities of item no: 1408, 1410, 1411 & 1413 are 36, 33 & 25 nos., whereas BOQ quantities are 2, 22, 22, 11 nos.).
(v)	11 nos. of Minister's Bungalow: Plumbing work	All Plumbing work is being carried out as per available GFC drawing, however while execution following deviation will occur: a) External: Hume pipe for sewer, item no: 612, 616 & 617 (Estimated quantities of item no: 612, 616 & 617 are 1,910, 1,910 & 893 rmt., whereas BOQ quantities are 100 rmt, 215 rmt& 320 rmt). Quantities in approved BOQ is quite lesser than the required to carry out the work as per available drawing. b) External: Circular manholes, chamber, gully chamber, cover etc., item no: 621 & 1094) (Estimated quantities of item no: 621 & 1094 are 136 nos. & 189 nos., whereas BOQ quantities are 50 nos. & 5 nos.). However, in BOQ item no: 621, cover of manhole is not considered. c) Water supply pipeline for external: CPVC Pipe (Item no: 560) (Estimated quantity of item no: 560 is 1,663 rmt, whereas, BOQ quantity is 600 rmt). d) Internal water supply: Item no: 543 & 544) (Estimated quantities of item no: 543 & 544 are 2,015 & 1,170 rmt., whereas BOQ quantities are 1,820 & 220 rmt.) e) Sanitary fittings: In approved BOQ there is no provision of urinals. However, in GFC there are provisions of urinals in the project.

(vi)	External roads, horticulture and landscaping	All site layout has been done as per GFC drawings and as per drawings following deviation may occur in the project: a) As per available drawings and sections of roads, quantity of WBM got deviated (Item no: 446) (Estimated quantity of item no: 446 is 4,969 cum, whereas BOQ quantity is 2,117 cum) b) PCC: Item no: 447 (Estimated quantity of item no: 447 is 2,447 cum, whereas BOQ quantity is 617 cum). As per drawings, there is no provision of DLC in road work, whereas in BOQ, there is provision of DLC vide item no: 448. c) Flamed Granite (Item no: 459): There is a provision of laying and fixing flamed granite along the road of Minister's Bungalow in the form of walk way vide item no: 459 (Estimated quantity of item no: 459 is 1,123 Sqm, whereas BOQ quantity is 450 Sqm) d) Provision of turfing grass is not found in BOQ. e) As per BOQ Quantity analysis, only one parking area quantity was provisioned (Item no: 471). However, if all the parking spaces are to be developed as per GFC Drawing then the estimated quantities of item no: 471 will be 1,371 sqm, whereas BOQ quantity is 87 sqm)
(vii)	Campus Boundary wall	Site demarcation has been done as per GFC drawings and as per drawings following deviation may occur in the project: a) As per available drawings and sections, total running meter of retaining wall is 252 rmt., however in approved BOQ there is a provision of only 177 running meter retaining wall. This has resulted in abrupt deviation (increase) of steel, shuttering, RCC, PCC, brickwork, plaster and all other related quantities. b) Also in available drawings, height of retaining wall is only 4.8 meter but after site layout, it was found that the periphery earth cannot be retained by the available height of retaining wall. Also, the height given was lower than the actual ground level of the proposed site. Hence, in order to protect the earth and to make the site secure from the adjoining natural stream (Nalla), height and width of the retaining wall has been increased. c) Due to increase in length of boundary wall MS Grill quantity has been also increased.
(viii)	Substation, Barrack & Club house	Substation, Barrack & Club house estimate has been done as per GFC drawings and as per drawings following deviation may occur in the project: a) Guard Barrack: Item no: 383 to 389 of RCC shuttering works got deviated and item no: 391 to 393 of reinforcement works got deviated. b) Club House: Item no: 233 to 248 of RCC, shuttering & reinforcement got deviated as compared to approved BOQ quantity. Quantities of item no: 249 & 250 of GRC works got deviated as quantities in BOQ are lesser than the quantities analysed as per available drawings. Item no: 258 (false ceiling works) also got deviated. c) UG Tank: Item no: 254 to 260 of PCC, RCC, shuttering & reinforcement got deviated in comparison to the quantities of approved BOQ. d) Substation: Item no: 306 to 317 of PCC, RCC, shuttering & reinforcement got deviated in comparison to the quantities of approved BOQ.
(ix)	Carriage of Materials	As a result of variation in items pertaining to Civil Works above, variation in quantities have been recorded under this head.

6. उक्त योजना के अन्तर्गत कार्यान्वित किये गये/किये जानेवाले Extra Item एवं इनका Justification निम्नवत् है:-

S. No.	Description	Extra items	Justification
A	B	C	C
(i)	Civil works (11Minister's Bungalow+ Annex Building.	1. Filling the gap between outer periphery of upvc door & window and walls. 2. Providing mosquito mesh in existing window/door.	Since these items are not provisioned in approved BOQ but as per site condition and available GFC drawings, the same found to be necessary for execution.
(ii)	Club house	3. Water proofing treatment in sunken slab.	
(iii)	Barracks	4. Rolling shutters and its related items.	
(iv)	Internal Road	Glazed vitrified Antiskid parking tiles.	As per instruction, provision of vitrified Antiskid parking tiles on pathways and drive ways of each bungalow and annex building has been made.
(v)	Plumbing work	1. Urinals in common toilet of Barracks. 2. Manhole of circular shape of dia 560mm. 3. Kitchen SS sink. 4. Water Fountain and related items.	Provision of Urinal, manhole cover in external drainage work, sink in kitchen and water fountain in bungalow is not provided in BOQ. However, in available drawings, the provision of all the above mentioned items is found to be necessary also provision of Clay sink (Item no: 494) is available in approved BOQ but in kitchen & pantry, it is essential to provide SS Sink for long durability.
(vi)	Electrical works	1) 6A switch, socket, 6A socket, 63A DP MCB isolator, 25A DP MCB, 25A DP RCCB. 2) 33/11KV Transformer, 800A VCB (HT panel) with CT & PT. 3) Supply & laying of 3x 400 sqmm 33KV cable (Aluminium XLPE armoured) and its termination kit.	Items mentioned in S.no 1 has not been provisioned in BOQ but as per electrical drawing and site requirement these items are necessary for the project. Since, RMU installed near the project plot is of 33 KV as per smart city project planning and in present scope of work as per the agreement all transformer, HT panel and other substation related items are of rating 11/440 kv. Hence, in order to step down the voltage of 33 kv to 11 kv a separate high rating transformer and panel is required in order to charge the substation. Hence, the item stated in s.no 2 is incidental to work and for 33/11KV tranformer and VCB 3x400 sqmm HT cable is required.

(vii)	ELV System	1) TV outlet with modular box, RG-6 TV cable. 2) Response indicator, addressable control module	As per available drawing and necessary requirements for bungalow the items stated in left column is necessary for operation of low voltage items and Response Indicators are connected to Fire Detectors to indicate quickly the source of an alarm signal from detectors, which are not easily accessible or visible. Hence, it is a vital items of fire alarm system
(viii)	4/5 passenger lift	Provision of lift has been done with suitable car size as per space available in shaft with internal SS finish with two stop & ARB with all safety norms of lift	As per instruction.
(ix)	Modular Kitchen	Kitchen area, dry store and wet store area has been planned to convert into modular kitchen with nice planning of cooking, storage and cleaning area with proper exhaust system and special light arrangements with the provision of hob, chimney, dishwasher etc.	As per instruction.

7. उक्त योजना के मूल प्राक्कलन एवं पुनरीक्षित प्राक्कलन पर मुख्य अभियंता तकनीकी कोषांग, नगर विकास एवं आवास विभाग, झारखण्ड द्वारा निम्नवत तकनीकी स्वीकृति प्रदान की गई है:-

S.no	Description	Original estimate as per AA(in Rs)	Revise estimate (in Rs)
(i)	11 Minister Bungalow building work	33,81,94,052.76	45,99,28,868.00
(ii)	11 Minister Bungalow building boundary wall work	2,72,15,901.10	3,83,32,966.00
(iii)	Minister Bungalow campus Boundary wall	3,63,07,784.42	6,48,62,901.00
(iv)	Guard post with main gate for Minister Bungalow	70,58,994.47	1,24,52,601.00
(v)	Club house for Minister Bungalow	3,73,70,548.06	5,17,15,846.00
(vi)	Substation	50,11,794.93	89,86,315.00
(vii)	Under Ground Tank	54,00,503.07	82,73,953.00
(viii)	Barracks for Minister Bungalow	82,13,253.42	1,36,39,985.00
(ix)	Internal Road and Landscape	5,17,21,743.49	8,41,27,868.00
(x)	Water supply, sanitation and fire fighting	3,95,60,463.28	7,52,15,703.00
(xi)	Horticulture work	81,09,565.09	1,54,02,744.00
(xii)	Electrical works	4,43,46,589.27	10,57,07,369.00
(xiii)	HVAC work	3,41,10,196.05	3,98,22,785.00
(xiv)	Equipment control and cabling	2,06,07,159.27	3,10,69,583.00
	Total (including GST & Labour cess)(A)	₹66,32,28,548.67	₹100,95,39,486.9
	Extra items		
(xv)	Civil works (11Minister's Bungalow+ Annex Building.	-	50,07,628.00
(xvi)	Club house	-	89,626.00
(xvii)	Barracks	-	30,482.00
(xviii)	Internal Road	-	80,10,450.00
(xix)	Plumbing works	-	37,10,191.0
(xx)	Electrical works	-	1,20,90,008.50
(xxi)	ELV System	-	2,65,77,200.00

(xxii)	4/5 passenger lift	-	2,33,68,218.5
(xxiii)	Modular Kitchen	-	2,27,19,938.9
(xxiv)	Total of extra items including GST & Labour cess(B)	-	₹7,62,13,862.75/-
(xxv)	Total (including GST & Labour cess)(A+B)	₹66,32,28,548.67	₹108,57,53,349.61
(xxvi)	Price Adjustment till 16th RA	-	2,31,02,325.32
(xxvii)	Add JUIDCO centage over (A)(7% upto 10.0CR and 5% between 10 cr to 100cr)	3,51,61,427.43	3,51,61,427.43
(xxviii)	Add consultancy fee for preparation of DPR.	7,04,000.00	7,04,000.00
(xxix)	Grand Total(S.no:25 to 28)	69,90,93,976.00	114,47,21,101.93
	Grand Total (say)	69,90,94,000.00	114,47,21,100.00

8. उक्त योजना के पुनरीक्षित प्राक्कलन के प्रशासनिक स्वीकृति के उपरांत कुल ₹ 42,11,38,807/- अतिरिक्त राशि की आवश्यकता होगी, जिसका आवंटन वित्तीय वर्ष 2023-24 में "वृहद शहरी परियोजना एवं नागरिक आधारभूत संरचना" मद के अन्तर्गत निम्नांकित बजट शीर्ष से किया जायेगा:-

“मुख्यशीर्ष-4217-शहरी विकास पर पूँजीगत परिव्यय-उप मुख्यशीर्ष-60- अन्य शहरी विकास योजनाएँ-लघुशीर्ष-051/789/796-तीनों प्रक्षेत्र-उपशीर्ष-51-वृहद शहरी परियोजना एवं नागरिक आधारभूत संरचना-उपयोजना शीर्ष-01- Major Urban Projects and Civic Infrastructures - विस्तृत शीर्ष-05-निर्माण-45- निर्माण कार्य”।

9. योजना का कार्यान्वयन PWD Code के सुसंगत प्रावधानों के अनुरूप किया जाएगा ।

10. उक्त के आलोक में राँची स्मार्ट सिटी क्षेत्र अन्तर्गत निर्माणाधीन झारखण्ड सरकार के 11 कैबिनेट मंत्री के आवास हेतु कुल राशि ₹ 114,47,21,100/- (एक सौ चौदह करोड़ सैंतालीस लाख इक्कीस हजार एक सौ रुपये) के पुनरीक्षित तकनीकी स्वीकृति प्राप्त प्राक्कलन पर पुनरीक्षित प्रशासनिक स्वीकृति प्रदान की जाती है ।

11. दिनांक-12.02.2024 को सम्पन्न मंत्रिपरिषद की बैठक में मद संख्या-11 के रूप में स्वीकृति प्रदान की गयी है ।

झारखण्ड राज्यपाल के आदेश से,

अरवा राजकमल,
सरकार के सचिव ।
