

To

President MC
Air Force and Naval Officers CGHS Ltd
Plot no.11, Sector-7, Dwarka
New Delhi-110075

SUB: REPAIR OF SEWAGE / WATER WASTE PIPE LINES

Dear Sir,

1. Undersigned was given the responsibility of above task as part of structural strengthening of our buildings during SGBM held on 12th March 2023 as Presiding Officer of Sub-committee and accordingly Terms of Reference were issued by you.
2. The details report on above task is attached. It is requested to convene SGBM as earlier possible to get the sanction and go ahead of the General Body.

Thanking you

Yours faithfully



17.05.2023

Air Cmde SB Prasher, AVSM, VSM
Presiding Officer
Sub-Committee

MAIL IN	
Date	17/05/2023
Secretary	
Vice President	
President	

Please put up to Pres.



18-5-23

REPORT BY STRUCTURAL SAFETY SUB-COMMITTEE

1. During SGBM held on 12th March 2023, where MC agenda was to decide upon the replacement / repairs of water and sewerage pipe lines installed inside the shafts co-located with the flats. The amount asked for the work was Rs.2.25 cr
2. There are 96 water and sewerage carrying shafts @2 per flat (one for each bath room) / 16 per block, in addition there are 48 kitchen shafts @1 per flat / 8 per block to carry kitchen waste.
3. I had given presentation and SGBM to educate all on structural safety audit contract sign on 11th March 2021 for Rs.2,75,000/- with Ms/ Paresh Johri. After my presentation there were unanimous decision to form a sub-committee headed by Air Cmde SB Prasher AVSM, VSM (Retd) as Presiding Officer to decide on the issues given in audit report. One volunteer from each block was given to be members of the sub-committee.
4. Sub-committee had first meeting on 16th March 2023, where all members were present. There were different views on opening of these shafts against advice given by experienced Civil Engineers. Mean while I have availed the services of Director General and One EE of CPWD. They visited our society twice and expressed views to open all the sewage / water waste carrying shafts, where these pipe lines are visible every day. This will help in locating leakages and prompt action by plumber to stop these leaks. After this me along with my team member Flt Lt SS Yadav visited number of societies in our neighborhood and found that none of these water / sewage carrying pipe lines are



hidden behind the concrete shafts. These are visible to eyes to know, if any leakage / seepage and prompt action on day to day basis. In our society all the pipe lines are hidden behind the concrete shaft since last 24 years and leakages were evident during structural safety audit carried out during March 2021. First recommendation of safety audit was to stop these leakages on priority. However till date no action was taken by MC on this audit report. Nor it was published for the knowledge of our residents.

5. One shaft in block 2 A was opened and most of the residents have seen the state of leakages and upkeep besides one slightly open shaft in block 1A, where even column / beams have got badly affected and endangering the safety of building.

6. While discussing these issues with civil engineer experts, it was also revealed that most of our sewage carrying pipe lines which are running underground are also choked. These pipe line of 9" dia and go out of society through the main road of main guard room into MCD main sewage pipes. During physical checks after opening few of man holes the team observed 90% of these pipe lines are choked. It also come to our knowledge that these underground sewage carrying pipe lines have never been cleaned since residents started living in the year 1999 by any of the MC.

7. To tackle this issue on first priority, my team member Air Cmde Deepak Chandra Pandey knew Chief Engineer of Delhi Jal Board and curtsy him motorized pneumatically pressure cleaning truck with work force of four people was arranged. This team worked for 7 days for 10 am to 5 pm and 100% underground sewage lines were cleaned up with free flow of water. During cleaning process all kind of muck pochhas / sanitary pads/ toilet papers/ghee etc etc were seen blocking these pipelines besides



number of big stones. My team members supervised this job in rotation round the clock. We only provided two times tea and lunch to these 4 workers. No money was charged by Delhi Jal Board. This quote for this job was to the tune of about Rs.1 lakhs plus. During this task, it was also seen that around 14 man holes covers are embedded inside the main road, we had to break open them. These since have been replaced by new covers of 25" dia under the personal supervision of Wg Cdr KGR Menon. I thank Wg Cdr Menon for his outright support during this task. As on date all sewage lines are 100% clean and carry all sewage / water waste out of our premises. My special thanks to Air Cmde Deepak Chandra Pandey. Also I request you all, please advise maids and your family members to not to flush out anything and everything. Let flush carry only the stuff it is supposed to carry, we all are officer class.

8. The second meeting of sub-committee was held on 26th March 2023 and opening of shafts was discussed in detail. Gp Capt UC Prasad insisted on services of two more engineer experts be made available apart from 3 opinions available with the committee. This was also arranged by Air Cmde Deepak Chandra Pandey. One EE AND one AEE visited our society and finally this issue was discussed with Chief Engineer in the presence of Air Cmde Deepak Chandra Pandey. The unanimous recommended opinion of all these civil engineer experts was to open all these 96 shafts and keep them open in future. Thus by now we had opinion of 6 experts including one of DG of CPWD.

9. In addition Col Rajeev Sood (Flat no.647) who is experienced civil engineer himself and has worked with NHAI on various projects and is still working volunteered to help us. He is resident of society and his advise was also to open all these 96 shafts



and keep them open. Gp Capt UC Prasad will not accept all these opinion and kept arguing in the meeting and not allowing anyone else to speak.

10. During third meeting on 23rd April 2023 Gp Capt UC Prasad will not permit any one to talk and in spite of he being given full time to explain his views and listen others without disturbing them, but he will not relent. Since he was not cooperating and listen to any other member, he was asked by me to leave the team. In reply he told me you leave as Presiding officer of the sub-committee. He also put some allegation against me as well. Flt Lt SS Yadav is requested to apprise GB. Finally I asked him to please leave the sub-committee. I don't need his services and he left the meeting. I also advised him to contest his views in GBM and he has no authority to tell Presiding Officer who was given responsibility by GBM to leave as Presiding Officer.

11. Mean time a detailed RFP was generated by CPWD specialist based on GOI norms, enlisting each and every job to do up our 96 shafts. Type and brand of materials to be used and esteemed cost as per GOI nor etc. We were also advised to contract PWD / DDA / CPWD registered contractors for getting proper warranty of the job. We have got four quotes as per RFP. One of them is CPWD registered contractor, who himself is qualified civil engineer and normally undertaken project over a crore of rupees. He agreed to quote after visiting over society twice and assessing the job arising. I will briefly go through the RFP covering job contents to do up our 96 shaft. Since Air Cmde Deepak Chandra Pandey and Mr Ramesh Tomar deiced to get some more quotes, meeting was adjourned.

decided



12. The 4th meeting was conducted on 1st may 2023. The following views of my sub-committee emerged:-

- (a) To open only 12 to 14 sewage shafts where leaks are evident and get this done up.
- (b) To open all the 96 shafts.

13. since there were divergent views of sub-committee members on opening of these shafts against advise given by expert civil engineer, the sub-committee decided to have two option for consideration of the General Body:-

- (a) To open 96 sewage and 48 kitchen shafts or
- (b) To open only 96 sewage shafts since kitchen shaft does not show of many leakages / seepages etc.

14. The same is the advice given by expert civil engineer having 30 -40 years of experience to keep all the 96 sewage shafts open and carry out repairs as per RFP. In case we open just 12-14 shafts, there are possibility that after 3-4 years leaks will become evident in other few shafts and we have to start again firm A. If we do up all the 96 shafts now and leave them open, leaks as they appear can be promptly attended to. Thus for next 25-30 years no problems will be expected where the hidden and unknown leaks can endanger the building.

15. I recommend to undertaken the task stage by stage in view of quantum of work. First we will go for dressing up 96 sewage shaft, followed by 48 kitchen waste shaft, depending upon their status. The contractor can work on 3 -4 shafts at a time. When



we start the work, we will open one kitchen shaft also. This will give us exact job arising as we know after opening shaft in block no.2A. Based on job arising, we will be able to work estimated cost and will again request SGBM to sanction. The last job will be structural strengthening of column and beams which are affected by water leaks. This will be ascertained only on opening of the 96 shafts and suitable recommendations shall be submitted thereafter.

16. Now I will go for estimate for doing up 96 sewage / water waste pipe line shaft of bathroom.

17. Total four quotes were received from:-

- Blitz Developer
- Kasana Associates
- Pratima Rout
- AT Enterprises

The last two were not constrained due to inadequate experience and infrastructure.

Now I will talk about Blitz Developer (Mr. Pankaj Solanki is contractor) and Kasana Associates (Mr. Ashok Kasana is contractor)

	<u>Blitz Developer</u>	<u>Kasana Associates</u>
Experience	8 years	23 years
Annual turnover	1.5 – 3 cr	4-5 cr



Area of operation	Dwarka	Central Delhi
Life expectancy of the system after repair	15-20 years	25-30 years
Guaranty of repairs	1 year	1 year
Security deposit	5 % of the total cost	5 % of the total cost
Registration with ESI/PPF	NIL	YES
GST registration	YES	YES



COMPARATIVE STATEMENTS

Estimated rates and cost based on RFP covering scope of our work for 96 shafts as recommended by CPWD:-

Rs. 51,41,200/- @ Rs.53,554/- per shaft.

QUOTATIONS


<u>Blitz Developer</u>	<u>Kasana Associate</u>
(a) <u>original quote</u>	Rs.40,13,671/-
Rs.48,01,604 plus 18% GST (Rs. 8,64,300)	
Total – Rs.56,65,904/-	Rs.40,13,671/-
<u>Negotiated cost-</u>	
Rs.45,00,000/-	Rs.39,50,000/- (including 18% GST)
+ 8,10,000/- (GST 18%)	
Total 53,10,000/- @Rs55,312.50/- per shaft	@Rs.41,145.80/- per shaft

Recommendations-

I recommend the followings:-

- i. Opening of 96 shafts with repair works as per the RFP at a total cost of Rs.39,50,000/- (Rupees thirty nine lakhs fifty thousand only) may be awarded to M/s Kasana Associates. Any additional repair work beyond the scope of RFP will be on extra cost as per actual.
- ii. Opening of 48 kitchen shafts may be undertaken after assessing the necessity on opening of a sample shaft and on approval of the General Body its cost.
- iii. The MC may advised / educate the residents / maids not to put pochhas / sanitary napkins etc into the flush.

17.05.2023


(Air Cmde SB Prasher AVSM, VSM)
Presiding Officer
Sub-Committee