



PRESENTATION ON

**REPAIR /REPLACEMENT
OF
OLD PIPELINES
IN
AFNO CGHS LTD**

**BY
MANAGEMENT COMMITTEE**



AGENDA POINTS



THE AGENDA POINTS ARE :

1. APPROVAL FOR TURNKEY PROJECT FOR REPLACEMENT OF OLD CI/GI PIPES IN 144 SHAFTS AS A COMPOSIT WORK COSTING Rs 1.75 Cr +/- 25 LAKHS

OR

2. REPLACEMENT OF THREE SHAFTS' PIPES THROUGH IN HOUSE ARRANGEMENTS BY MC





AGENDA POINTS



- ▶ **IF OPTION 01 IS APPROVED ;-**
- ▶ **HOUSE TO CONSTITUTE SUB-COMMITTEE TO UNDERTAKE FINALISATION OF SCOPE OF WORK, FLOAT TENDERS AND SUPERVISE PROJECT AFTER APPROVAL BY THE HOUSE.**
- ▶ **TERMS OF REFERENCE IS TO BE GIVEN BY MC**





BRIEF ON AFNOE SEC -7 DWARKA



- ▶ **IF THE APPROVAL/AGREEMENT IS FOR A PIECE MEAL EXECUTION OF WORK THROUGH MC**
- ▶ **AN AMOUNT OF RS 5.5 LAKHS IS REQUIRED TO BE SANCTIONED FOR REPLACEMENT OF PIPES IN 3 SHAFT AT LOCATIONS IN BLOCK NOS 1, 2 & 3.**
- ▶ **PURCHASE OF ONE SET OF IRON SCAFFOLDING OF SIZE 100 X 50 FEET COSTING NOT EXCEEDING RS 3.8 LAKHS.**





BRIEF ON AFNOE SEC -7 DWARKA



- ▶ **AFNOE WAS CONSTRUCTED >25 YEARS BACK.**
- ▶ **WHILE WE ARE BENCHMARK SOCIETY:-**
- ▶ **WE HAVE FOLLOWING ISSUES WHICH WE NEED TO TACKLE FOR SAFE LIVING.**
 - ▶ **SEEPAGE IN BUILDINGS DUE TO LEAKING PIPES**
 - ▶ **STRUCTURAL DETERIORATION DUE TO SEEPAGE**
 - ▶ **OLD UG WATER PIPELINES REPLACEMENT.**
 - ▶ **ROOF REPAIRS**
 - ▶ **REPLACEMENT OF DG SETS BY STATE OF THE ART TECHNOLOGIES WITH CNG.**





REPLACEMENT OF OLD PIPELINES IN SHAFTS



EXISTING COMPOSITION

- ▶ THE EXISTING PIPELINES IN SHAFTS FOR EACH FLAT ARE OF CAST IRON AND GI WITH DIFFERENT DIMENSIONS RANGING FROM 02 TO 06 INCHES.
- ▶ PIPES ARE USED FOR SEWAGE, DRAINAGE, WATER SUPPLY, AND VENT PURPOSES.
- ▶ THE CONDITIONS OF THESE PIPELINES ARE EXTREMELY POOR.
- ▶ THESE PIPES ARE LEAKING REPEATEDLY FROM VARIOUS JOINTS AND LOCATIONS.
- ▶ DUE TO SEEPAGES OF LEAKING PIPES, THE STRUCTURAL SAFETY IS GETTING AFFECTED
- ▶ RESIDENTS ALSO AFFECTED BY THE SEEPAGES.





ANALYSIS AND EXPERTS OPINIONS



OPINION OF EXPERTS

PREVESH & ASSOCIATES

- THE ARCHITECT DURING THE STRUCTURAL AUDIT HAD RECOMMENDED REPLACEMENT OF ALL SHAFT PIPES DUE TO LIFE EXPIRY.

ASHOK ENTERPRISES

- THE VENDOR IS SPECIALIST IN OF SHAFT PIPES REPAIRS AND REPLACEMENT. HE HAS ALSO RECOMMENDED CHANGE OF PIPES BASED ON PHYSICAL INSPECTION.

BIJOY

- OUR LOCAL PLUMBER HAS ALSO RECOMMENDED THE REPLACEMENT OF PIPES AFTER HAVING CARRIED OUT THE REPAIR IN TWO SHAFT PIPES EARLIER.





JUSTIFICATION FOR REPLACEMENT OF PIPES



- ▶ **THE EXISTING PIPES ARE OF CAST / GALVANISED IRON AND > 25 YEAR OLD THUS OUTLIVED ITS USEFULNESS. DISMANTLING WITHOUT BREAKAGE IS NOT POSSIBLE.**
- ▶ **THE JOINTS ARE FILLED WITH LEAD AND ITS REMOVAL AND CLEANING OF PIPES IS LABOUR AND COST INTENSIVE JOB, NOT EASILY ACHIEVEABLE. THIS WILL ALSO DELAY THE PROJECT BY SIX MONTH.**
- ▶ **NO GUARANTEE FOR WORKMANSHIP ON FURTHER LEAKING/RELAPSE OF SUCH SEEPAGE PROBLEM CAN BE GIVEN BY ANY VENDOR.**
- ▶ **WATER SUPPLY PIPES ARE MADE OF GI AND HAVE CORRODED BEYOND POSSIBILITY OF REPAIRS.**



COLLATERAL DAMAGE TO BUILDING STRUCTURES DUE TO SEEPAGE



- ▶ **DUE TO SEEPAGE /LEAKAGE COLLATORAL DAMAGE TO THE SUPPORTING WALLS, BEAMS AND PILLARS BEING CAUSED.**
- ▶ **STRUCTURAL AUDIT REPORT ALSO BROUGHT OUT THIS POINT AND RECOMMENDED REPLACING ALL THE PIPES .**
- ▶ **FREQUENT SEEPAGE PROBLEM FACED BY THE RESIDENTS WILL INCREASE IN FUTURE.**
- ▶ **ANY FURTHER DELAY IN REPLACING AGEING / CORRODED PIPES WILL COMPROMISE THE STRUCTURAL SAFETY OF THE BUILDINGS.**





SCOPE OF WORK



CIVIL WORKS

- ▶ **DEMOLITION AND OPENING OF SHAFTS.**
- ▶ **DISMANTLING AND REMOVAL OF EXISTING STACK OF CI/GI PIPES FROM THE SHAFT.**
- ▶ **PLASTERING OF SURFACE WALL AREA IN THE SHAFT**
- ▶ **WATER PROOFING OF THE SURFACE AREA BY WATER PROOFING COMPOUND APPLIED IN THE PLASTERING .**
- ▶ **PAINTING OF SHAFT AREA WITH APEX / SNOWCEM**
- ▶ **REPLACEMENT OF OLD PIPES WITH PVC/CPVC PIPES IN THE SHAFT**
- ▶ **SUPPORTING IRON HOOKS TO BE EMBEDDED AT EACH FLOOR FOR WORK PLATFORM.**



SCOPE OF WORK



SPECIFICATIONS FOR PVC/ CPVC PIPES

▶ **BRANDS** : FOLLOWING BRANDS WILL BE USED FOR PIPES

SUPREME / ASTRAL/ PRAKASH / WAVIN ISI 6KG WT

DIMENSIONS

FOR SOIL PIPES 6" DIA

FOR WASTE WATER DRAINAGE AND RAIN WATER
DRAINAGE PIPE PIPES 4 " DIA

FOR WATER SUPPLY PIPES 1/1.5 " DIA

NOTE THE RESPONSIBILITY FOR REPLACEMENT OF
BROKEN/CRACK "S" BAND CI PIPES IF FOUND IN THE
BATHROOM OUTLET WILL BE THAT OF FLAT OWNER



SCOPE OF WORK



- ▶ IT IS ALSO RECOMMENDED THAT THOSE FLAT OWNERS WHO HAVE NOT REPLACED THE CI/GI PIPES IN THEIR BATHROOMS MUST GET IT CHANGED NOW ALONG WITH THIS PROJECT AS THE BATHROOM WILL REMAIN UNOPERATIONAL /CLOSED FOR AT LEAST 10 -15 DAYS

- **SHAFT DIMENSIONS**

100 FT X 5.5 FT

100 FT X 2.5 FT

PAINTING WORK

- THE SURFACE WALL OF THE SHAFT AFTER PLASTERING WILL BE PAINTED EITHER BY APEX EXTERIOR PAINT OR USE OF CEMENT BASED SNOCEM PAINT WHICH IS THE CHEAPEST COST WISE



SCOPE OF WORK



WORK TABULATION SHEET FOR ONE SHAFT

SL NO	ITEM OF WORK NO OF DAYS	LABOUR HOURS	NO OF DAYS	TOTAL COST
01	RAISING OF SCAFFHOLDING	04	01	
02	DEMOLITION WORK	03	02	
03	REMOVAL OF CI PIPES	02	02	
04	PLASTERING OF SHAFT AREA	04	04 INCL DRYING	
05	PAINTING OF SHAFT AREA	02	02	
06	REFITMENT OF NEW PIPES	02	02	
07	DISMENTLING OF SCAFFOLDING	04	01	
		21LAB HRS	14 DAYS	RS 55000=



SCOPE OF WORK



NOTE

- ▶ **SIX SHAFTS WILL BE TAKEN UP FOR REPAIR SIMULTANEOUSLY TO ENSURE TIMELY COMPLETION OF WORK.**
- ▶ **TOTAL TIME REQUIRED TO COMPLETE 144 SHAFT 24 SHAFTS IN EACH BLOCK IS 360 DAYS OR MORE**
 - ▶ **06 SHAFTS IN 15 DAYS**
 - ▶ **144 SHAFTS IN 360 DAYS (01 YEAR)**
 - ▶ **EXTENSION UP TO 03 TO 06 MONTHS POSSIBLE**



SCOPE OF WORK



STAGGERED WORK SCHEDULE

- ▶ ONE SHAFT / FLAT WILL BE TAKEN UP AT A TIME WHICH WILL LEAVE TWO SHAFTS AVAILABLE AT ANY GIVEN TIME
- ▶ A TOTAL OF 45 DAYS PER FLAT IS REQUIRED TO COMPLETE ALL THREE SHAFT
- ▶ A TOTAL OF 60 DAYS IS REQUIRED TO COMPLETE ONE BLOCK WITH SIX SCAFFOLDINGS.
- ▶ ALTERNATE WATER SUPPLY ARRANGEMENT TO KITCHEN WILL BE PROVIDED DURING THE KITCHEN SHAFT REPAIR.



PROJECT COSTING



COST OF PROJECT

THIS TURNKEY PROJECT IS LIKELY TO COST 1.75 TO 02 CRS .

FUNDING

CURRENT BRF OF SOCIETY IS RS 2.4 CR .FOLLOWING FUNDING OPTIONS CAN BE ADOPTED TO MEET THE EXPENDITURE.

OPTION- A _FULL PAYMENT THROUGH BRF WITH A CAVEAT THAT THE BRF CONTRIBUTION BE INCREASED TO 1500 FOR NEXT THREE YEARS

OPTION- B 50% OF THE PAYMENT CAN BE MADE THROUGH BRF REST THROUGH CONTRIBUTION FROM ALL RESIDENTS

OPTION - C FULL PAYMENT TO BE MADE THROUGH CONTRIBUTION FROM THE OWNERS



ADVANTAGES/ DISADVANTAGES



ADVANTAGES

- THIS TURNKEY PROJECT WILL TAKE CARE OF OUR LEAKING CI/GI PIPES FOR NEXT 25 TO 30 YEARS.
- IT WILL HELP ARREST STRUCTURAL DETERIORATION .
- WILL HELP PROVIDE PERMANENT SEEPAGE PROBLEM FACED BY THE RESIDENTS

DISADVANTAGES-

- ONE YEAR PLUS OF INCONVINEANCE DUE CONTINOUS WORK IN THE SOCIETY.
- 30 DAYS INCONVINEANCE TO EACH FLAT OWNERS
- DUST POLUTION TO SOME EXTENT IS ALSO POSSIBLE



SAFETY PRECAUTIONS



- THE VENDOR HAS TO TAKE ALL SAFETY MEASURES TO ENSURE NO DAMAGE TO THE BUILDING OR PROPERTY OF ANY KIND BELONGING TO OWNERS IS CAUSED DURING WORK DUE TO NEGLIGENCE /INADEQUATE SAFETY MEASURES TAKEN**
- USE OF SAFETY NETS AND ANTI DUST MEASURES LIKE WATER SPRAYING HAS TO BE UNDERTAKEN BY THE VENDOR.**
- SECURITY PASSES AND POLICE VERIFICATION OF LABOUR USED IS MANDATORY**
- REGULAR DISPOSAL OF CONSTRUCTION WASTE IS UNDERTAKEN BY THE VENDOR**
- SALVAGE / SCRAP DISPOSAL AND THE AMOUNT RECEIVED IS TO BE ADJUSTED IN THE FINAL COSTING**

QUESTIONS

?



JAI HIND

