



भारतीय खेल प्राधिकरण

SPORTS AUTHORITY OF INDIA

67th MEETING OF THE FINANCE COMMITTEE (Concluding)

SUPPLEMENTARY AGENDA

Date: May 8, 2014 (Thursday)
Time: 4.30 p.m.
Venue: Conference Room, 1st Floor, NDTL Building
Adjacent SAI Head Office, Lodi Road,
New Delhi- 110 003

67th Meeting of Finance Committee of SAI

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1	Creation of Golf Driving Range and Squash Courts at JN Stadium	1-9

A-5, 6B

Supplementary Agenda Item No.1

Creation of Golf Driving Range and Squash Courts at JN Stadium

The Jawaharlal Nehru Stadium was built in 1982 in an area of 100.2 acre for hosting the football and athletics events of 9th Asian Games. After the Union Cabinet decided to hand over the stadia to newly created body Sports Authority of India(SAI) for its maintenance and utilization in 1983, a few more facilities namely Boxing, Basketball, Cricket, Gymnastics, Judo, Tennis, Table Tennis, Volleyball and Weightlifting were added. With the addition of these facilities and all out efforts made to use the facilities to the maximum, the number of users got increased. As a result we had 9907 and 7774 trainees during the year 2005 and 2006 respectively for example. However, stadia were handed over to Organizing Committee for Commonwealth Games-2010 as a result only athletics and football grounds remained. However, Weightlifting and Volleyball facilities were created later by using one hall an open ground respectively for these sports.

Under the scheme of Come and Play, though we have fairly good number of trainees and at an average 48 sports events are held in this stadium in a year (average once a week) it is still not considered enough as the stadium is being used only for limited purposes and at an average maintenance expenditure of about Rs. 15.00 crore per annum. Further the receipt is less than Rs. 50.00 lakhs. There is no activity on weekends and even during the forenoons there are only fee trainees.

To overcome this and also to ensure optimum utilization of stadia in Delhi, it was decided in 41st Governing Body to launch multi sports facilities subsequently named as **Community Connect Scheme**. While Jogging Track, Cycling Track and Archery grounds have been created, the newly built sheds of RGKA are being use for training in Badminton and Gymnastic. Besides six (6) Tennis Courts in place of Three (3) Lawn Boling Courts, Two(2) Basketball Courts and Cricket Grounds being developed at JN Stadium. Similarly, activities have been introduced in other stadiums as well.

It is now proposed to create a Golf Driving Range in JNS in the ground earmarked for parking on the West side entrance of the stadium and five(5) Squash Courts on the Northern side near RGKA sheds. The cost arrived by NBCC is estimated at Rs. 712.67 lakhs and Rs.567.91 lakhs respectively **(Annexure A & B)**.

The proposal is submitted for consideration and approval of the Finance Committee for creation of these facilities.



ZONAL OFFICE (DELHI ZONE-I)

Jawahar Lal Nehru Stadium
Lodhi Road, New Delhi - 110 003
Tel. : 011-24361573-74
E-mail : delhizone1nbcc@gmail.com

No. NBCC/GM/DZ-I/2014/

E-mail

Date:-07.05.2014

The Administrator,
Sports Authority of India,
JLN Stadium
New Delhi.

SUBJECT:-Golf Driving range, Fencing and Squash Court.

Sir,

The Preliminary estimate for Golf Driving range prepared as per Concept Plan submitted on 05.05.2014 is enclosed herewith for approval please.

Golf Driving Range- A

- | | |
|--|---------|
| 1. Coverage area of Playing Stations | 330 Sqm |
| 2. Total width of Playing Station | 80 Mtr |
| 3. No of Stations (3 M Width per Station (C to C) | 25 Nos |
| 4. Facilities in Building. | |
| a. Seating Lounge facing 6 Playing Stations | |
| b. Virtual Golf Academy | |
| c. Entrance Verandah | |
| d. Canteen/ Store / Lockers | |
| e. Ladies and Gents Toilets | |
| 5. Cost of Building, Playing Station and External Development at PAR 2012- | |

Total Of Golf Driving Range - Rs. 18431277.68

Fencing -B

The length of Fencing 560 Mtr
(235Mtr + 235Mtr + 90Mtr)

Height Of Fencing 21 Mtr (70 Feet)

2

The height is kept much higher than the existing at Sirifort and Kutub Golf Course as per Suggestions by Golf Coaches and difficulties faced by them due to less height- 5 Mtrs.)

SNo	Description	Amount (In Rs.)
1	Cost Of Fencing Including Foundation	4,16,42,000.00
2	Cost Of Lighting , LT Panel etc.	13,75,000.00
3	Cost Of Grassing	10,60,000.00
4	Including supply and Spreading Of Manure & good earth	18500 Sqm approx.
5	HVAC	560000.00
	Total Of Fencing, Lighting, Grassing, HVAC	4,46,37,000.00

Total For A + B = 63068277.68

Or Say = 630.68 Lacs

Cost Including 3% Contingencies and 10% NBCC Charges Rs.712.67 Lacs

Assumption:-

1. No cost index on PAR Assumed
2. No Furniture or Furnished included.
3. No Permission / Statutory Clearance Required

Thanking You

Yours Faithfully

(Reshma Dudamani)

General Manager (DZ-1)

Encl:- Calculation Details- GOLF Driving Range

Copy to:

1. ED (Stadia), SAI, for kind information please.
2. ED (North), NBCC, JLNS for kind information please.

7/19/14
General Manager (DZ-1)

6.1	Levelling								
6.2	Internal Roads and Paths	750.00	Sqm.	95.00					71250.00
6.3	Sewer	750.00	Sqm.	115.00					82500.00
6.4	Filter Water Supply	250.00	Sqm.	110.00					102500.00
6.4.1	Distribution Line 100 dia and below	750.00	Sqm.	80.00					60000.00
6.4.2	Peripheral Grid 150-300 dia	750.00	Sqm.	60.00					45000.00
6.4.3	Unfiltered Water Supply Distribution Lines	750.00	Sqm.	45.00					33750.00
6.5	Storm Water Drains	750.00	Sqm.	85.00					63750.00
6.6	Horticulture Operations	750.00	Sqm.	80.00					60000.00
6.7.3	Street Lighting with HPSV Lamps	750.00	Sqm.	165.00					123750.00
				Total (C)					648750.00
D.	WATER TANK:								
5.1	Over head Water Tank without Individual Staging								
5.5	Underground Sump	5000.00	Litres	15.00					75000.00
		10000.00	Litres	15.00					150000.00
				Total (D)					225000.00
E.	NON PAR ITEMS/DSR 2013 ITEMS			Total (A+B+C+D+E)					18431277.68
NS	LT Panel & LT Cabling along with Earthing								
NS	Shifting of Electric Line/ Sewer Line/Drainage existing in the Site								
NS	Area Lighting incl Fixture Cable Panel Etc	25.00	Nos	25000.00					500000.00
NS	HVAC	16.00	Tonnage	35000.00					250000.00
DSR2013	Fencing and Grass Works								625000.00
				As per Detailed Estimates					560000.00
									42701916.54
				Total (G)					44636916.54
				Total					63068194.21
				Add contingencies @ 3%					1892045.83
				Add agency charges @ 10%					6306819.42
				Total cost for Golf Driving range					71267059.46

Per CP & DS
[Signature]

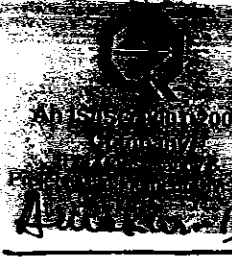
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6.1	Levelling												
6.2	Internal Roads and Paths	750.00	Sqm.		95.00			71250.00					
6.3	Sewer	750.00	Sqm.		115.00			108750.00					
6.4	Filter Water Supply	750.00	Sqm.		110.00			82500.00					
6.4.1	Distribution Line 100 dia and below	750.00	Sqm.		80.00			60000.00					
6.4.2	Peripheral Grid 150-300 dia	750.00	Sqm.		60.00			45000.00					
6.4.3	Unfiltered Water Supply Distribution Lines	750.00	Sqm.		45.00			33750.00					
6.5	Storm Water Drains	750.00	Sqm.		85.00			63750.00					
6.6	Horticulture Operations	750.00	Sqm.		80.00			60000.00					
6.7.3	Street Lighting with HPSV Lamps	750.00	Sqm.		165.00			123750.00					
D.	WATER TANK :				Total (C)			648750.00					
5.1	Over head Water Tank without Individual Staging												
5.5	Underground Sump	5000.00	Litres		15.00			75000.00					
		10000.00	Litres		15.00			150000.00					
					Total (D)			225000.00					
E.	NON PAR ITEMS/DSR 2013 ITEMS				Total (A+B+C+D+E)			18431277.68					
NS	LT Panel & LT Cabling along with Earthing												
NS	Shifting of Electric Line/ Sewer Line/Drainage existing in the Site		LS					500000.00					
NS	Area Lighting incl Fixture Cable Panel Etc	25.00	Nos		25000.00			625000.00					
NS	HVAC	16.00	Tonnage		35000.00			560000.00					
DSR2013	Fencing and Grass Works							42701916.54					
					As per Detailed Estimates								
					Total (G)			44636916.54					
					Total			63068194.21					
					Add contingencies @ 3%			1892045.83					
					Add agency charges @ 10%			6306819.42					
					Total cost for Golf Driving range			71267059.46					

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Per C.P.S.D.S. Accounts

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ZONAL OFFICE (DELHI ZONE-I)

Jawahar Lal Nehru Stadium
 Lodhi Road, New Delhi - 110 003
 Tel. : 011-24361573-74
 E-mail : delhizone1nbcc@gmail.com

No. NBCC/GM/DZ-I/2014/

Date:-07.05.2014

The Administrator,
 Sports Authority of India,
 JLN Stadium
 New Delhi.

SUBJECT:- Squash Court.

Sr,

The Preliminary estimate for Squash Court prepared as per Concept Plan submitted on 05.05.2014 is enclosed herewith for approval please.

SQUASH COURT

Number of Courts	3 Single
	2 Double
Total	5 Nos.

HEIGHT

- Court Area 360 Sqm
(6 M High)
- Balance Building area (4.2 M High for viewing gallery) 700 Sqm
- Viewing Gallery
- Players Lounge
- Canteen
- Office Area
- Lockers / Store
- Reception & waiting Lounge
- Separate Toilets for Players & Public

Total For Squash Court= 502.58 Lacs

Cost Including 3% Contingencies and 10% NBCC Charges Rs.567.91 Lacs

Assumption:-

1. No cost index on PAR Assumed
2. No Furniture or Furnishing included.
3. No Permission / Statutory Clearance Required

Thanking You

Yours Faithfully

—
(Reshma Dudani)

General Manager (DZ-I)

Encl:- Calculation Details- Squash Court

Copy to:

1. ED (Stadia), SAI, for kind information please.
2. ED (North), NBCC, JLNS for kind information please.

Reshma Dudani
General Manager (DZ-I)

NATIONAL BUILDINGS CONSTRUCTION CORPORATION LIMITED

(A Govt of India Enterprises)

PRELIMINARY ESTIMATE- 5 NOS SQUASH COURTS AT JLN STADIUM

Based on D.P.A.R. 1-10-2012

		FLOOR HEIGHT=6M and 4.2M		
S.No.	Qty.	Unit	Rate	Amount
BUILDING WORK				
a.	Covered area of GF=360 sqm (6 Mts High)			
b.	Covered area of GF=700 sqm (4.2 Mts High)			
	Total Covered Area =1060			
1	R.C.C framed structure Upto Six Storey for floor height 3.35m (DPAR-1.1.1 A)			
	Ground Floor.	Sqm.	23500.00	24910000.00
	EXTRA FOR			
2a	Every 0.30 m additional height of floor above normal floor height of 3.35 mt.(DPAR-1.2.3)(6 Mts High)	Sqm.	2385.00	858600.00
2b	Every 0.30 m additional height of floor above normal floor height of 3.35 mt.(DPAR-1.2.3)(4.2 Mts High)	Sqm.	765.00	535500.00
3	Every 0.30 mt deeper foundations over normal depth of 1.20 mt. (on G.F only).(DPAR-1.2.5)	Sqm.	270.00	286200.00
4	Resisting earthquake force..(DPAR-1.2.8)	Sqm.	1140.00	1208400.00
5	Automatic Fire Alarm System..(DPAR-1.5.2)	Sqm.	500.00	530000.00
	SERVICES: (% AGE ON A)		Total (A)	28328700.00
6	Lightening Conductors upto 4 storeyed buildings(DPAR-3.6.3.1)	Percentage	0.50%	141643.50
7	Internal Water supply & sanitary installation works..(DPAR-3.1)	Percentage	15.00%	4249305.00
8	External service connections. for water supply & sanitary installation works..(DPAR-3.2)	Percentage	5.00%	1416435.00
9	Internal electric installations..(DPAR-3.3)	Percentage	12.50%	3541087.50
10	Telephone wiring.(DPAR-3.6.4)	Percentage	0.50%	141643.50
11	Centralized intercom system(DPAR-3.6.5)	Percentage	1.00%	283287.00
12	Quality assurances.(DPAR-3.6.7)	Percentage	1.00%	283287.00
	EXTERNAL DEVELOPMENT WORKS.		Total (B)	10056688.50
6.1	Levelling	Sqm.	95.00	142500.00

Approved for CR & OS

10/9

6.2	Internal Roads and Paths		1500.00	Sqm.	145.00	217500.00
6.3	Sewer		1500.00	Sqm.	110.00	165000.00
6.4	Filter Water Supply					
6.4.1	Distribution Line 100 dia and below		1500.00	Sqm.	80.00	120000.00
6.4.2	Peripheral Grid 150-300 dia		1500.00	Sqm.	60.00	90000.00
6.4.3	Unfiltered Water Supply Distribution Lines		1500.00	Sqm.	45.00	67500.00
6.5	Storm Water Drains		1500.00	Sqm.	85.00	127500.00
6.6	Horticulture Operations		1500.00	Sqm.	80.00	120000.00
6.7.3	Street Lighting with HPSV Lamps		1500.00	Sqm.	165.00	247500.00
D.	WATER TANK :				Total (C)	1297500.00
5.1	Over head Water Tank without Individual Staging.		5000.00	Litres	15.00	75000.00
5.5	Underground Sump		10000.00	Litres	15.00	150000.00
					Total (D)	225000.00
E.	NON PAR ITEMS				Total (A+B+C+D+E)	39907888.50
NS	LT Panel & LT Cabling along with Earthing			LS		500000.00
NS	Shifting of Electric Line/ Sewer Line/Drainage existing in the Site			LS		250000.00
NS	Supply, installation and finishing of World Squash Federation (WSF) approved Flooring		360.00	Sqm.	7500.00	2700000.00
NS	Hard Plaster System for One Front & Two Side Walls per court.		600.00	Sqm.	2500.00	1500000.00
NS	Glass back wall System		5.00	Set	350000.00	1750000.00
NS	Squash Court Lighting		5.00	Set	125000.00	625000.00
NS	Height Adjustable Sound Board - WSF approved		5.00	Set	50000.00	250000.00
NS	Game Line Marking		5.00	Set	5000.00	25000.00
NS	HVAC		50	Tonnage	55000	2750000.00
					Total (G)	10350000.00
					Total	50257888.50
					Add contingencies @ 3%	1507736.66
					Add agency charges @ 10%	5025788.85
					Total cost for Squash Court	56791414.01

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Noted for 2 DS works