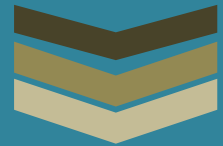


PROJECT MANAGEMENT CONSULTANCY FOR IMPLEMENTATION OF SMART CITY MISSION PROJECTS FOR MANGALURU CITY

RE- DEVELOPMENT OF UPOR OFFICE

DETAIL PROJECT REPORT



The purpose of the Draft Concept Report is to provide details of various considerations made towards the elements proposed for the project as mentioned in the title above. It aims to give a basic design idea to all the stakeholders before proceeding for final design and estimates.

MANGALORE SMART CITY PROJECT

Lalbaug, M.G. Road, Mangalore –
575003

18/10/2019

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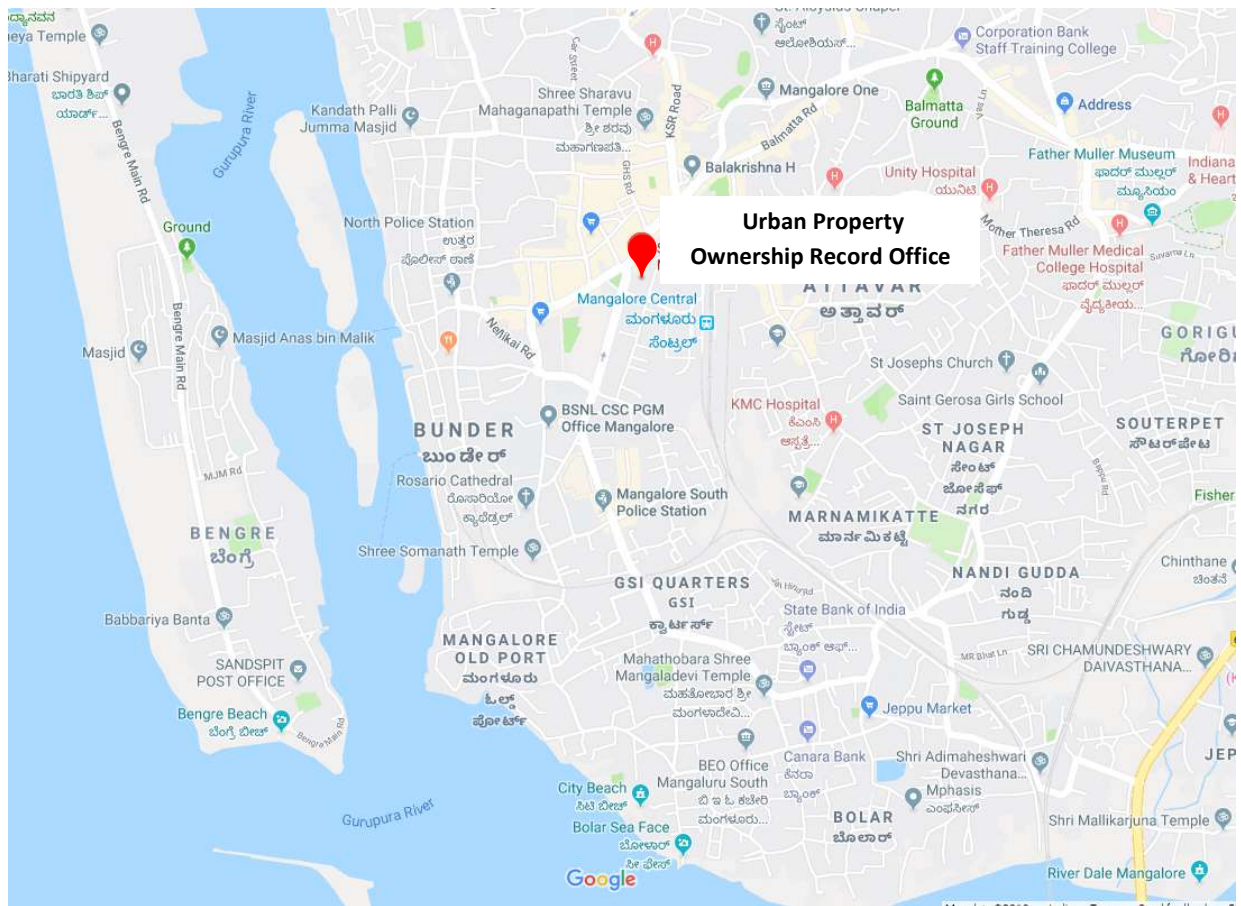
1. RE- DEVELOPMENT OF UPOR OFFICE

1.1. Current Scenario

1.1.1. Site Location

The Urban Property Ownership Record project site is located at Clock Tower Circle in Mangaluru. The project site is easily accessible from all parts of the city and has excellent connectivity from the existing public transport routes. The site is strategically located within the central business district of Mangaluru and is in close proximity to all the important places such as the Central Market, Railway Station, City Centre Mall, Wenlock District Hospital and Town Hall.

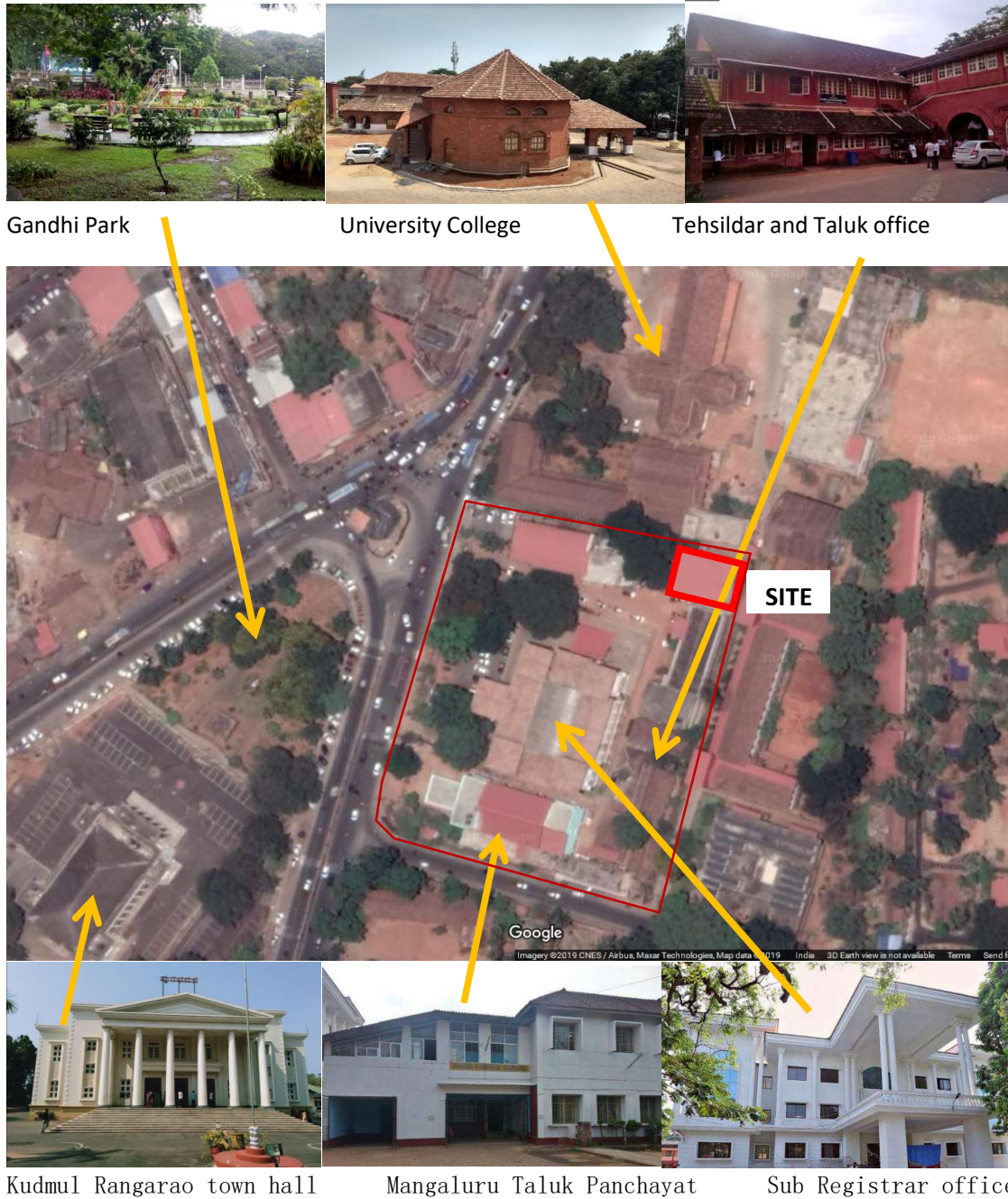
Location Map for Integrated Asset Management and Urban Property Ownership Record Office



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1.1.2. Characteristics of site

The present premises are located near Clock Tower Circle, on Maidan road, opposite Gandhi Park, surrounded by University college, Tehsildar and Taluk office, Kudmul Rangarao Town Hall, Mangaluru Taluk Panchayat, Sub Registrar office and has access from maidan road and magalore central junction.



The overall complete site is about 2.7 acres of which the redevelopment is being taken up for about 3.8% of the site area.

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Satellite Image of the project site



Distance from mangalore central junction to site is approx 284.18 m. and 333.13 m distance from mangalore city bus stand. Areas marked in Blue including buildings are to be Conserved. Areas marked in Red are a part of this proposal.

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Views of the project site

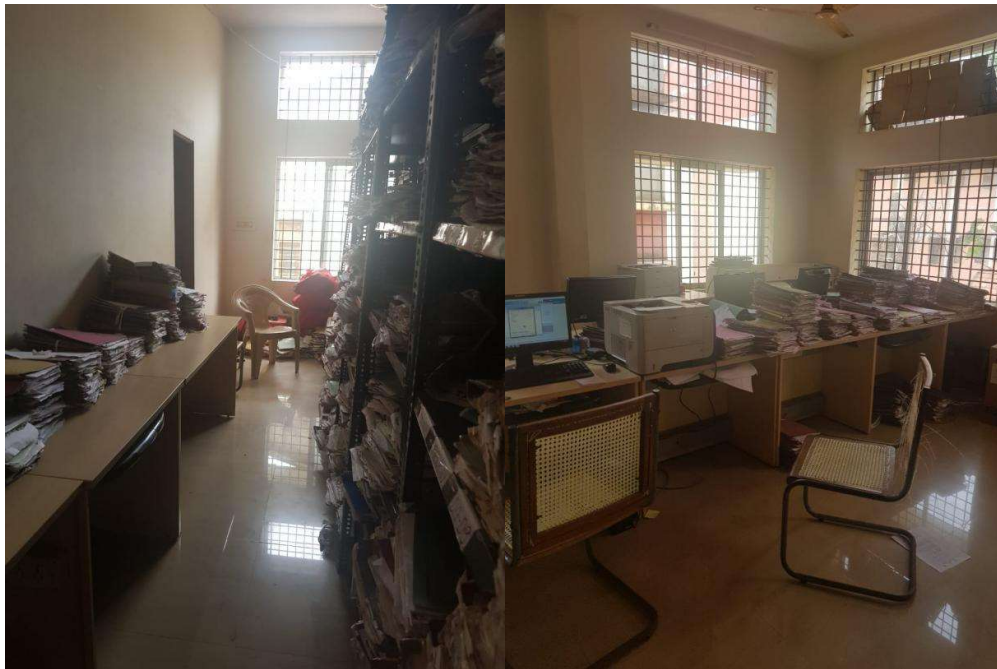


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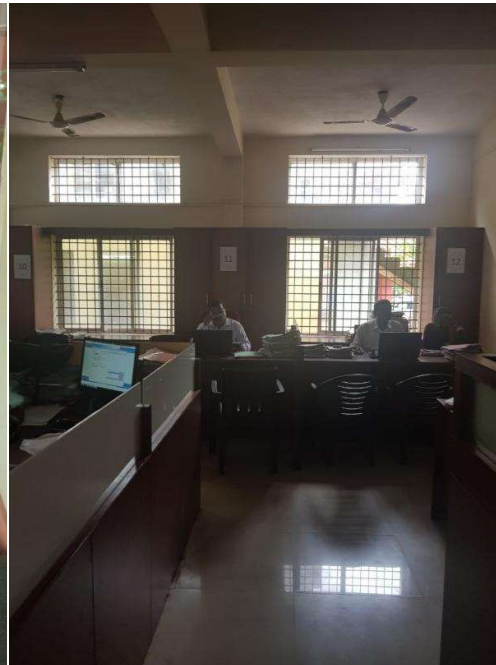
Figure 3: Survey Drawing of the Project Site and adjacent road network



Figure 4: existing interior of the building



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1.2. Need for Proposed Intervention

To Restore and Expand the current structure

The current Building functions as UPOR office. It is located in mangalore's prime location being in the city center. Surrounded by mangalore's Tehsil office and sub registrar office.

The preliminary visual survey of the site suggests restoration requirements to certain portions and expansion of the building according to the user based requirements. This would require detail mapping of the entire structure in 3d and relevant drawings to be prepared for restoration and expansion.

To Aptly, Adaptively restore and expand the Structure based on its potentials and constraints:

Potentials:

- Centrally located within the fabric of Mangaluru to attract footfall and have an impactful presence.
- Considerable covered as well as open, semi open spaces for varied capacity of events.
- Seamless Accessibility within the city

Constraints:

- Compatibility in material and design
- Avoid incongruous material interventions
- Services designs needs to be carefully planned and executed to avoid damages

1.3. Proposed Interventions

1.3.1. Objective

The proposed intervention aims to achieve the following:

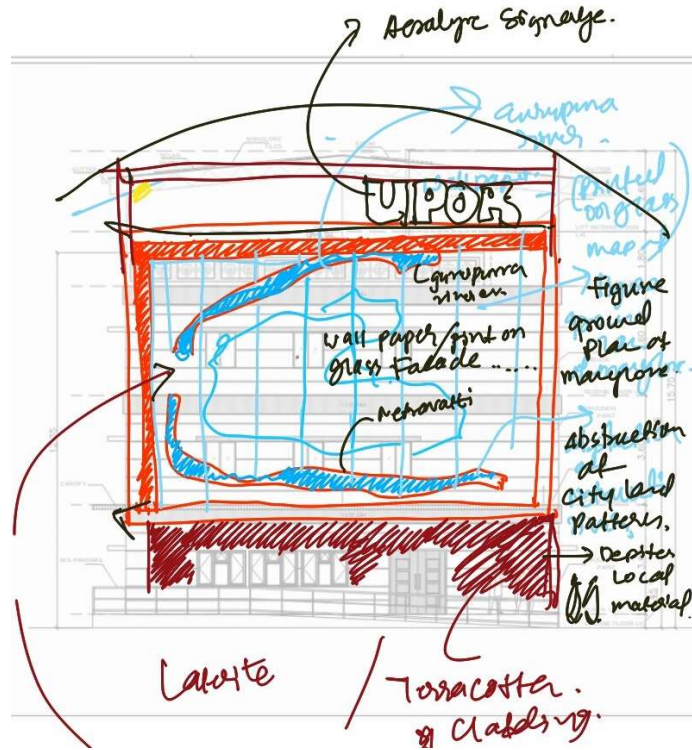
- To DE-congest the area around site
- Creation of avenues
- Construction of defined gateways
- Creating waiting plaza in development
- Refurbishing and reorganizing the office
- Addition of the floor
- Distinguishing the parking and circulation space around the site
- Beautification of the surroundings

1.3.2. Assumptions/ prerequisites

- The project site has significant commercial potential to enable the implementation of the UPOR office
- Mangaluru City Corporation will facilitate the development of this project in a planned manner as it is completely under the ownership and control of this site.

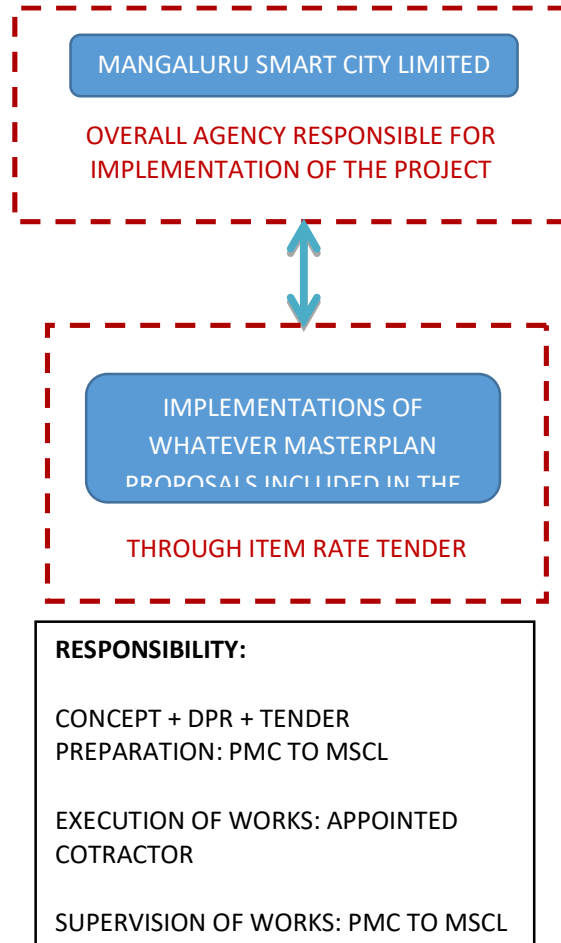
1.3.3. Design

The idea is to show the abstract mapping or documentation process of Mangalore under one roof through the Urban Property Ownership Record office. The design represents the future of digitization of land pattern and ownership from its facade. The building itself represents the 'smart city and smart living' aspect of the Mangalore smart city project.



1.4. Proposed Scoping and Implementation Strategies

The proposed Scoping and Implementation Strategy is as demonstrated below



1.5. Expected Benefits

New organized facility for urban property record office with organized way of storing documentation and digitization of the paperwork of Land ownership records.

1.6. Target Beneficiaries

local population and urban property record office.

1.7. Stakeholders/ Organizations involved

Mangaluru smart city limited and Urban property record office.

1.8. Drawings

The following drawings have been attached separately to this report:

SRN.	DRAWING NO.	DRAWING NAME	NO. OF DRAWING	REVI.
ARCHITECTURAL				
1	WTE-2292-00-TS-1.01	SITE PLAN OF UPOR BUILDING AT MANGALORE	1	0
2	WTE-2292-00-TS-1.02	UPOR GROUND & FIRST FLOOR LAYOUT .	1	0
3	WTE-2292-00-TS-1.03	UPOR SECOND & TERRACE FLOOR LAYOUT .	1	0
4	WTE-2292-00-TS-1.04	SECTION- A & B	1	0
5	WTE-2292-00-TS-1.05	ELEVATION - A	1	0
6	WTE-2292-00-TS-1.06	UPOR ROOF LAYOUT(15.00M LVL) .	1	0
7	WTE-2292-00-TS-1.07	MAIN GATE IN & OUT DETAIL.	1	0
8	WTE-2292-00-TS-1.08	SECTION A PLAZA DETAIL.	1	0
STRUCTURAL				
9	WTE-2292-00-S-1.00	FOUNDATION DETAILS OF MAIN GATE	1	0
10	WTE-2292-00-S-1.00	DETAILS OF MAIN GATE	1	0
11	WTE-2292-00-S-1.01	LAYOUT AND DETAILS AT FOUNDATION LEVEL	1	0
12	WTE-2292-00-S-1.02	LAYOUT OF BEAMS AND SLABS AT FLOOR LEVELS	1	0
13	WTE-2292-00-S-1.03	DETAILS OF JACKTING OF COLUMNS	1	0
14	WTE-2292-00-S-1.04	LAYOUT AND DETAILS OF UNDER GROUND WATER TANK	1	0
ELECTRICAL				
15	WTE-2292-00-ELE-001	SINGLE LINE DIAGRAM FOR UPOR	1	0
16	WTE-2292-00-ELE-002	LIGHTING LAYOUT FOR GROUND FLOOR PLAZA SECOND FLOOR	1	0
17	WTE-2292-00-ELE-003	LIGHTING LAYOUT FOR EXTERNAL STREET LIGHTING & PARKING	1	0
18	WTE-2292-00-ELE-004	SCHEMATIC LAYOUT OF FIRE ALARM SYSTEM	1	0
19	WTE-2292-00-ELE-005	FIRE ALARM SYSTEM LAYOUT FOR SECOND FLOOR	1	0
20	WTE-2292-00-ELE-006	SCHEMATIC LAYOUT OF PA SYSTEM	1	0
21	WTE-2292-00-ELE-007	PA SYSTEM LAYOUT FOR SECOND FLOOR	1	0
22	WTE-2292-00-ELE-008	POWER & DATA-TELE LAYOUT FOR SECOND FLOOR	1	0
23	WTE-2292-00-ELE-009	RACEWAY FOR SECOND FLOOR	1	0
24	WTE-2292-00-ELE-010	SCHEMATIC LAYOUT FOR DATA - TELE	1	0
HVAC				
25	WTE-2292-00-M-001	GROUND FLOOR HVAC LAYOUT	1	0

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SRN.	DRAWING NO.	DRAWING NAME	NO. OF DRAWING	REVI.
26	WTE-2292-00-M-002	FIRST FLOOR HVAC LAYOUT	1	0
27	WTE-2292-00-M-003	SECOND FLOOR HVAC LAYOUT	1	0
28	WTE-2292-00-M-004	TERRACE FLOOR HVAC LAYOUT	1	0
FIRE FIGHTING				
29	WTE-2292-00-F-1.01	GROUND FLOOR EXTINGUISHER LAYOUT	1	0
30	WTE-2292-00-F-1.02	FIRST FLOOR EXTINGUISHER LAYOUT	1	0
31	WTE-2292-00-F-1.03	SECOND FLOOR EXTINGUISHER LAYOUT	1	0
PLUMBING				
32	WTE-2292-00-F-1.01	SITE PLAN. PLUMBING LAYOUT	1	0
33	WTE-2292-00-F-1.02	GROUND FLOOR PLAN. PLUMBING LAYOUT	1	0
34	WTE-2292-00-F-1.03	FIRST FLOOR PLAN PLUMBING LAYOUT	1	0
35	WTE-2292-00-F-1.04	SECOND FLOOR PLAN. PLUMBING LAYOUT	1	0
36	WTE-2292-00-F-1.05	TERRACE AND ROOF LEVEL PLAN. PLUMBING LAYOUT	1	0
TOTAL NUMBER OF DRAWINGS			36	

1.9. Budget

The Budget available for the project under SCM Category is INR 6 Cr

1.9.1. Cost Estimates

The approved list of Smart City proposals for Mangaluru includes the following project cost estimation for UPOR Building.

Sr. No.	Description	Cost In INR
1	Civil Work	3,35,21,270
2	UG Tank Civil Work	4,31,594
3	Landscaping Work	2,99,838
4	Electrical Work	29,45,636
5	Fire Fighting Work	23,940
6	Plumbing Work	7,27,049
7	HVAC Work	9,53,093
	Construction Cost Sub Total	3,89,02,420
	GST @ 12% on Construction Cost(Electrical Cost Excluded)	43,14,814
	Electrical Work O and M (2 Years)	60,680
	Fire Fighting Work O and M (2 Years)	18,000
	Plumbing Work O and M (2 Years)	48,000
	HVAC Work O and M Cost (2 Years)	75,000
	GST @12% on O and M Cost (Excluding Electrical Cost)	16,920
	Escalation and Tender Premium @10%	38,90,242
	Add 3% Contengency	11,67,073
	Miscellaneous and Rounding off	6,851
	Grand Total	4,85,00,000