



**GOVERNMENT OF KERALA**

**Abstract**

LSGD-LIFE Mission -Construction of 4 LIFE Towers under urban area- Administrative Sanction accorded- Orders issued.

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**LOCAL SELF GOVERNMENT (DB)DEPARTMENT**

**G.O.(Rt)No.1198/2021/LSGD Dated,Thiruvananthapuram, 23/06/2021**

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Read 1 Letter No LM/EW/69/AS/2021-2022 dated 02/02/2021 from the Chief Executive Officer, LIFE Mission.

2 G.O.(Rt)No.499/2021/LSGD Dated 19/02/2021.

**ORDER**

As per the Government Order read above in-principle sanction has been accorded for utilizing an amount of Rs. 28.84 cr from the head of account 4217-60-051-95(P) for the construction of LIFE Towers under urban areas subject to the condition that Chief Executive Officer, LIFE Mission should furnish a clarification for actual increase in unit cost of external work for further examination and final approval of the project as unit cost / Mtr sqr is seen increased by 3 to 9 percent over original unit cost.

2) Accordingly the Chief Executive Officer ,LIFE Mission as per the letter read above has clarified that the cost of construction depends on type of foundation which depends on type of soil. Cost of external site development works mainly depends on terrain of land, length of compound wall, retaining wall, road development, earth cutting/filling required etc. and it varies from site to site and it cannot be directly compared with number of dwelling units.Estimates are prepared in PRICE software and hence there is no difference in rates for different items. Only quantity changes according to site conditions. It is further clarified that the facilities provided in each flats are as per the norms fixed for LIFE apartments.

3) The following are the projects under LIFE Mission:-

Sl.No	Name of projects	Amount (in Crores)
1	Design and construction of LIFE Tower (44 units), G+3 floors at Vadakara, Kozhikode district using LGSF and PEB Technology under LIFE Mission Project.	6.75
2	Design and construction of LIFE Tower (44 units), G+3 floors at Nilambur, Malappuram district using LGSF and PEB Technology under LIFE Mission Project.	7.02
3	Design and construction of LIFE Tower (28 units), G+3 floors at Neeleswaram, Kozhikkode district using LGSF and PEB Technology under LIFE Mission Project.	4.62
4	Design and construction of LIFE Tower (72 units), G+3 floors at Pachakadavu, Kozhikode district using LGSF and PEB Technology under LIFE Mission Project.	10.45
	<b>Total</b>	<b>28.84</b>

In these projects, construction of the building is proposed using Light Gauge Steel Frame (LGSF) and Pre Engineering Building (PEB) Technology.

As per the estimate, total amount of each project including the site development works are as follows:

Sl.No	Name of projects	Amount in as per estimate (In Crores)
1	Design and construction of LIFE Tower (44 units), G+3 floors at Vadakara, Kozhikode district	Rs. 6,62,76,355/-
2	Design and construction of LIFE Tower (44 units), G+3 floors at Nilambur, Malappuram district	Rs. 6,81,26,630/-
3	Design and construction of LIFE Tower (28 units), G+3 floors at Neeleswaram, Kozhikkode district	Rs.4,53,54,320/-
4	Design and construction of LIFE Tower (72 units), G+3 floors at Pachakadavu, Kozhikode district	Rs.10,26,59,132/-
	<b>Total</b>	<b>28,24,16,437/-</b>

4. Government have examined the matter in detail. The estimates for the above four proposals are prepared in PRICE software based on DSR 2016 with Cost Index 31.06% and estimate amount

comes to Rs. 28,24,16,437/- against the AS proposal of Rs 28.84 crore. In the above circumstances Government are pleased to accord administrative sanction for an amount of Rs.28,24,16,437/- ( Rupees Twenty eight crore twenty four lakhs sixteen thousand four hundred and thirty seven only) subject to the following conditions by meeting the expenses from the budget provision allocated during the Financial year 2021-22.

a) Technical Sanction authority shall ensure that, the proposed work shall satisfy the functional requirement as envisaged.

b) The structural adequacy and structural stability shall be ensured before issuing the Technical Sanction considering economy.

c) The foundation requirements of the building based on the soil investigation done at the site and its stability shall be ensured before issuing the Technical Sanction.

d) The competent authority shall ensure the admissibility of provisions included in the estimate with the site conditions before issuing the Technical Sanction and a copy of Technical Sanction estimate shall be forwarded to Government for information.

e) The correctness of the rates adopted for observed data included in the estimates shall be ensured by the TS authority.

(By order of the Governor)  
C S Sreekala  
Joint Secretary

Chief Executive Officer, LIFE Mission.

Director of Urban Affairs, Thiruvananthapuram.

State Performance Audit Officer, Thiruvananthapuram.

Director, Kerala State Audit Section, Thiruvananthapuram.

Director, Information Kerala Mission, Thiruvananthapuram.

Principal Accountant General (Audit/ A & E),Thiruvananthapuram(This issues

with the concurrence of Finance Department).

Finance Department (vide-E.No.1649944/Dev-3/124/20-Fin dated 27/05/2021)

Stock File /Office

Copy to:

PS to Minister, Local Self Government Department.

PA to Additional Chief Secretary , Local Self Government Department.

Forwarded /By order

Section Officer