REPORT FOR RENOVATION OF RAVINDRA BHAVAN & CONSTRUCTION OF II\textsuperscript{nd} PHASE OF RAVINDRA BHAVAN AT CURCHOREM, GOA.
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SUMMARY

GSIDC has been floated by the Government of Goa as a Special Purpose Vehicle (SPV) for speedy implementation of all the Infrastructural Projects, envisaged by the Government like Roads, Bridges, Fly-Over’s, Bus-Stands, Hospitals, Tourism related Projects, etc., all over the state. This would help in development of infrastructural facilities all over the state of Goa. This Corporation would act as a coordinating agency for implementing all the projects.

PROJECT HISTORY

Goa State Infrastructure Development Corporation Limited are initiating the Project for Renovation of Ravindra Bhavan & Construction of 1Ind phase of Ravindra Bhavan at Curchorem Goa.

M/s Structwel Designers and Consultants Pvt Ltd; Mumbai have been appointed as consultant for the project.

PROJECT AREA CHARACTERISTICS

Project Area Brief

![Curchorem City Map]

Location in Goa, India

Coordinates: 15.25°N 74.16°E

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<tr>
<th>Country</th>
<th>India</th>
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<tr>
<td>State</td>
<td>Goa</td>
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<tr>
<td>District</td>
<td>South Goa</td>
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<tr>
<td>Elevation</td>
<td>13 m (43 ft)</td>
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Curchorem is a city and a municipal council in the South Goa district in Goa, and is part of the Quepem Taluka. Curchorem and Sanvordem are twin towns on either side on the Zuari River. The city is self-sufficient and has a number of hospitals (including a Government Primary Health Centre), schools, a police station, banks, ATMs, a railway station, good road links, a market, places of worship, restaurants, a playground, an electricity station and a theatre.

Curchorem Cacora has a population of 1,25,000. Males constitute 51% of the population and females 49%. Curchorem Cacora has an average literacy rate of 74%, higher than the national average of 59.5%: male literacy is 79% and, female literacy is 68%. In Curchorem Cacora, 12% of the population is under 6 years of age.

**Culture**

The city hosts a Shigmotsav Festival early in the calendar year. The city also attracts devotees aplenty for the Zambaulim Zatra (Festival) held at the Damodar Temple in Zambaulim.

**Education**

The city hosts some of the good educational schools in Goa. The prominent ones being The New Educational High School, Sarvodaya Educational Society, Guardian Angel High School, Smt C T Naik High School, Our Lady of Perpetual Succor Convent School and the newly introduced Cambridge School. The two schools for Higher Secondary Education are Guardian Angel Higher Secondary School and Smt. C.T.Naik Higher Secondary School. The city also has a Hotel Management School managed by the same management that runs the Guardian Angel High School. Also housed is an ITI (Industrial Training Institute) located in Cacora.

**Economy**

The major economic activity is that of mining in this region. Many mining companies ply their trucks via this city. The ore reserves around this area are home to major business houses of Goa like Sesa Goa, Dempo, Timblo, Salgaokar
etc. Employments of majority of the population living in this city are directly or indirectly related to the Mining Industry.

**Project Location**

The proposed project site is located at Curchorem which is 52.00kms (approx) from Panajim and 22kms (approx) from Margao. The project site area comes under Curchorem Cacora Municipal council and all approvals have to be taken from Town & Planning Quepem Goa.

Total area requirement for Phase I and Phase II Expansion is 13125.24 square meter out of which 12567.243 square meter of land has already been acquired/transferred for the project. Acquisition of balance 558 square meter of land is under progress.
**Site Statics**

Site area for expansion Phase II : 8225.243 square meter (88,503.6 square feet)

Site area of Existing Phase I : 4900.00 square meter (52,724 square feet)

Topographical levels:

Site area for expansion Phase II is approx 1m lower from the adjacent road and 3 meters from the level of existing Ravindra Bhavan site level.

**Proposed Connectivity**
**PROPOSED PROJECT**

The proposed project shall be carried out in Phase I and Phase II. The scope of works to be carried out shall be as follows:

**Phase I :- Renovation of Existing Ravindra Bhavan**

1. Increase the area of green rooms, access to the stage and provision of ramps.
2. Repairs of seats/providing jackets to seats and provision of floor carpets.
3. Provision of Notice boards, Water coolers, Water purification unit, Cloth hanging stands, sofa sets and cushion chairs.
4. Replacement of wall mirrors, provision of tiles and illumination of green room.
5. Refurbishing stage related works like replacement of cyclo screen, provision of new curtains, etc.
6. Provision of 100Kva stabilizer/Electrical operation of curtain battens and repairs to the foot lights on stage.
7. Stage light works like increase of power pack, shifting of batons, Hanging stands, provisions of halogens for cyclorama screen, provisions of halogens, spot, points for stand light, installation of dimmer for house light, etc.
8. Sound system works like repair / replacement of ceiling speakers, replacement of Mono type sound system, provision of power speakers, provision of additional & cordless microphones, etc.
10. Generator/Transformer related Works.
11. Improvement and maintenance of area in front of Ravindra Bhavan like desilting of gutter, clearing of shrubs.

**Phase II :- Construction of IInd Phase of Ravindra Bhavan**

1. Construction of Auditorium with dome structure with adequate light & sound facilities for capacity of minimum 500 seats.
2. Provision of black box, Open auditorium for small programmes, exhibitions,
gatherings, provision of rehearsal rooms, music classes, etc.

4. Provision of Ticket Counter, Canteen etc.
5. Provision of Overhead water Tank & laying of new water pipeline & other plumbing items, etc.
6. Provision of Air lock system, Intercom Facilities, air conditioning plant, etc.
7. All other facilities to make it world class auditorium.

**IMPACT OF PROPOSED PROJECT**

The proposed project construction will not create any hindrance to the local and local bodies as it is being carried out in open areas. However preventive measures shall be implemented to control the construction dust, noise which will occur during construction. Any damage if occurs to the existing drive way etc. shall be restored. Any trees affecting the construction within the plot shall be removed and replanted to new location within the plot. Storm water drainage system for the project shall be designed and connected to the existing local body drainage system.
PROJECT SCHEDULE

OVERALL PROJECT DURATION = 18 MONTHS as per letter of acceptance

PROJECT AMOUNT

The work is awarded to the contractor M/s. Chowdhury and Choudhury(India) Ltd. at their Negotiated amount of Rs. 19,67,95,091.44 (Rupees Nineteen Crore Sixty Seven Lakh Ninty Five Thousand Ninty one and Paise Forty Four only) which is 17.77% above the estimated cost of Rs.16,71,03,404.00 and 8.62% above the reasonable cost of Rs.18,11,80,818.00 for Renovation of Ravindra Bhavan & Construction of IIInd Phase of Ravindra Bhavan at Curchorem, Goa- Civil, Plumbing, Electrical, HVAC, Fire Fighting and Lift Works

WORK ORDER

Work order was issued vide letter no. GSIDC/Engg./works/867/3557 dated 22nd September 2015.

PROJECT FEASIBILITY

The project as proposed is technically and financially feasible, cost effective and will benefit to the locals of Curchorem are