GOVERNMENT OF NAGALAND
WORKS AND HOUSING DEPARTMENT
(WORKS BRANCH)

NOTIFICATION

Dated Kohima,the 5 th February,2013.

NO.WH/GEN-2/2011(H):: In supersession of this Department's Notification of even number dt. 2/11/2012, the Governor of Nagaland is pleased to order that henceforth preparation of Detailed Project Report (DPRs) of all Engineering Project in all Government Departments/ Undertaking will be the responsibility of Planning and Design Cell under the establishment of the Engineer-In-Chief, Nagaland Public Works Department duly guided by State Quality Control Board Completed DPRs as per specification given in Nagaland Public Works and Accounts Rules,2012 will be submitted to user Department within two months from the date of receipt of all required design parameters from user department. In exceptional cases where specialized investigation, equipments and experience are required viz,tunneling,large dam construction for power generation,irrigation, water supply, the service of reputed consultant will be selected through open competition. Such proposal will be routed through the State Quality Control Board to the Government for approval Consultancy fee of 2% of total project cost will be charged to user department as and when the DPR is prepared by the Planning & Design Cell which will be credited to State Government Revenue Head of Account as under:-

esidential Buildings:	Major Head: 0216-Housing 01-Govt.Residential Buildings, 106-General Pool Accommodation.
2.Non Residential Buildings:	Major Head:0059-Public Works, 01-Office Buildings, 800-Other Receipts.

A Treasury Challan that will be produced to the Planning and Design Cell at the time of delivery of DPR.

Sd/- TEMJEN TOY
Commissioner & Secretary to the Govt.of Nagaland.

NO.WH/GEN-2/2012(H) /// /// Dt.Kohima,the 5 th February,2013.

Copy to:-

1.The Secretary to the Governor of Nagaland ,Raj Bhavan, Kohima.
2.The Addl.Chief Secretary to Chief Minister, Nagaland, Kohima.
3.The P.S to Speaker/Deputy Speaker, Nagaland Legislative Assembly, Kohima.
4.The P.S to all Ministers, Nagaland, Kohima.
5.The State Chief Information Commissioner, Nagaland Information Commission, Kohima.
6.The OSD to Chief Secretary Nagaland, Kohima.
7.All Additional Chief Secretaries/Principal Secretaries/Commissioner & Secretaries/Secretaries/Addl.Secretaries Nagaland,Kohima.
8.The Chairman,State Quality Control Board, Nagaland.
9.The Secretary,Nagaland Legislative Assembly/NPSC/Vigilance Commission.
10.All Heads of Departments.
11.The Accountant General, Nagaland, Kohima.
12.All Deputy Commissioner/Addl.Deputy Commissioners,Nagaland.
13.All Branches in the Nagaland Civil Secretariat.
14.The Publisher,Nagaland Gazette,Kohima to Publish in the Extra-ordinary Gazette.
15.Office copy.

Addl. C. Housing 15/02/13

Dasc Engineering Wing

Receipt No. 246 Date 14/2/13
Branch ..... D/Asstt. .....
Signature of Diarist .....

6/2/13
(C. LIMAYALA PONGENER)
Under Secretary to the Govt.of Nagaland.

GOVERNMENT OF NAGALAND
WORKS & HOUSING DEPARTMENT
(HOUSING BRANCH)

Dated Kohima, the August, 2019.

NOTIFICATION

NO. WH/GEN-2/2011(H) Pt-II :: In continuation of this Department order of even number dated 5/02/13, the Governor of Nagaland is pleased to order that henceforth the mandatory requirement for preparation of Building construction and Detail Project Report for all Nagaland Govt. Departments / Public Sector undertaking as under :-

1. Minimum time requirement for preparation of preliminary Architectural drawing and preliminary Estimate - (1 month and DPR 2 months).
2. Correspondence should be attached with all necessary documents to speed up the work. Comprehensive Architectural Services (As per COA Hand Book of Professional Documents 2015), Client's Role and Responsibilities: (page 88)
   i. To provide list of detailed requirements of the Project. (Clause-8.01)
   ii. To provide land availability documents. (Clause-8.02)
   iii. To provide site plan in a suitable scale showing contour at 1m interval. (Clause-8.03)
   iv. To provide soil test report. (Clause- 8.04)
3. An Officer of the user department, well versed with the proposed project, shall come and discuss the detail and liaise with the concerned project in charge of PWD (P & D).
4. All DPRs for building construction will be prepared by PWD (P & D). In exceptional cases where specialised investigation is required (e.g., specialised factories, hospitals etc.), PWD (P & D) may outsource to firms or Architects registered with Council of Architecture for Architectural Design and competent Civil Engineer for Structural Design.
5. In order to ensure proper Plan Layout, Quality Workmanship, Time Schedule and adherence to specifications, necessary certification/ endorsement of the concerned architect shall be mandatory for release of payments and running bills to the contractors.
6. Any DPR for building construction prepared by other agencies other than PWD (P & D), will be scrutinised and approved by PWD (P & D) and PWD (H) before being forwarded to higher level authority.
7. Architectural competitions will be as per COA guidelines for Architectural Competitions, Article : 1-6 (Page 114-115, Hand Book of Professional Documents 2015). Board of assessors shall be headed by an Architect registered with the Council of Architecture, India.

Sd/- ROVILATO MOR.
Commissioner & Secretary to the Govt. of Nagaland.

NO. WH/ GEN-2/2011(H) Pt-II Dated Kohima, the August, 2019.

Copy to:

1. The Secretary to the Governor of Nagaland, Raj Bhavan, Kohima.
2. The Addl. Chief Secretary to Chief Minister, Nagaland, Kohima.
3. The P.S to Speaker/Deputy Speaker, NLA, Kohima.
4. The P.S to all Ministers, Nagaland, Kohima.
5. The State Chief Information Commissioner, Nagaland Information Commissioner, Kohima.
6. The OSD to Chief Secretary, Nagaland, Kohima.
7. All Addl. Chief Secretaries/Principal Secretaries/Commissioner & Secretaries/Secretaries/Addl. Secretaries, Nagaland, Kohima.
8. The Chairman, State Quality Control Board, Nagaland, Kohima.
9. The Secretary NLA/NPSC/Lokayukta Nagaland, Kohima.
10. All Heads of Departments.
11. The Principal Accountant General, Nagaland, Kohima.
12. All Deputy Commissioners/Addl. Deputy Commissioners, Nagaland.
13. All Branches in the Nagaland Civil Secretariat.
14. The Publisher, Nagaland Gazette, Kohima to Publish in the Extra-ordinary Gazette.
15. Guard File/Office Copy.

29/8/19.

(MOAYANGLA LONGKUMER)
Joint Secretary to the Govt. of Nagaland.

GOVERNMENT OF NAGALAND
WORKS AND HOUSING DEPARTMENT
(HOUSING BRANCH)

No.WH/GEN-2/2011 (H) Pt-I /109 Dated Kohima, the 8th Feb. 2022

To,

The Chief Architect, PWD (P & D)
Nagaland, Kohima.

Sub:- **Architectural Inventory 2% (Two percent) of total cost of project to be charge as and when DPR is prepared by PWD (Planning and Design)**

Sir,

I am directed to refer to your letter NO.CA/P&D/CONS/2014-15 dated Kohima, the 1st Aug 2019 on the subject cited above and to convey Finance Department observation below:-

"The matter relating to levy of 2% Consultancy fee (Architectural Inventory) charges has been examined and it is conveyed that:

a) The charges should not be levied in respect of preparation of DPRs for the State Government/Undertakings State owned projects.
b) However, in respect of Non State Government projects, the 2% consultancy charges should be levied."

(By Order of ACS & FC)

Addl CA Record
09/02/2022

Yours faithfully,

8/2/22

(MOAYANGLA LONGKUMER)
Addl. Secretary to the Govt. of Nagaland

10. <u>Urban Development:</u> Const of type B shops along the Circuit House Road at **Supermarket Dimapur.** The estimated cost is Rs. 5.447 crore. As directed by the SLPIMC in its 34th meeting, the Department had prepared the Master Plan.
The SLPIMC approved the project at the cost of Rs Rs. 5.447 crore as recommended by the HLTC.

<u>Action: Urban Development Department</u>

11. The SLPIMC approved the proposal for inclusion of the Chief Architect, Planning & Design, NPWD as a member of the High-Level Technical Committee (HLTC).

12. The SLPIMC also reaffirmed the decisions made during the 35th meeting, as outlined below:
    i) Planning & Design Cell under PWD headed by Chief Architect shall be involved in designing of all Government offices and staff quarters.
    ii) There shall be a standard design for all Government offices and quarters. The size and capacity of office buildings shall be corresponding with the strength of staff.
    iii) Quality Control to be strictly monitored by the Quality Control Board.
    iv) Dyna roofing or CGI sheet shall be provided at the top floor invariably in the proposed structures to prevent water leakages from the roof.
    v) Provision of rain water harvesting shall be incorporated in the DPR.
    vi) Draining of water along the side walls from roof shall be avoided.
    vii) Provision of ramp shall be on the basis of logical necessity. Public grievance and complaints redressal office should be located in the ground floor to facilitate easy movement of differently abled persons in Government offices.
    viii) Designs of building with local motifs shall be encouraged in order to preserve the heritage and indigenous culture of our State.
    ix) The SLPIMC has for the last time agreed to consider Consultancy charges for preparation of DPRs @2% for the other listed items which has included Consultancy charges.
    x) The SLPIMC has further directed that henceforth no consultancy service will be utilized unless the project requires specialized technical support.
    xi) SLPIMC decided that all projects funded under SASCI be excluded from SLPIMC and HLTC purview due to its time bound nature.
    xii) HLTC to conduct monthly meetings to expedite clearance of various state projects and CSS funded projects.

13. The SLPIMC decided that, for the benefit of the public, the NPWD shall develop a uniform standard design and building layout for two BHK, three BHK, and four-BHK house plans. This design will be published in websites, local dailies which may be used as a template by the public in their house construction for guidance and optimal use of resources.

14. The SLPIMC decided that the SoR CPWD will be used for Centrally Sponsored Schemes and flagship programs, while the SoR NPWD will apply to projects implemented under the State Plan.
    The meeting ended with vote of thanks to the chair.

28/5/24
(NEIPHIU RIO)
Chief Minister & Chairman, SLPIMC