Issue XXI March 2012

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BEB Relationships

Civil Engineering Construction Contractors

Sanctity of a Contract

A Contract is an instrument whereby two or more parties Agree to do certain things on certain terms and conditions. Once the parties have so Agreed, they are then legally bound in a contractual relationship from which neither party can break away and if they do then they become liable for damages and action can be taken under Law against the breaching party, by way of which the breaching party can be made to pay compensation for the loss it has caused to the other party due to such breach.

In a construction Contract the two parties are the Contractor and the Owner and what these two parties basically Agree to do is that the Contractor Agrees to carry out the construction works as per specified designs and quality standards within a specified period of time and the Owner Agrees to provide the enabling drawings and specifications and pay the accepted price for the carrying out of such construction works, subject to flexibilities provided for in the Contract. These are also known as reciprocal promises and each party thus has a set of obligations and rights under the Contract. Failure by any party to fulfil such obligations or realize such rights can result in monetary loss being caused to that party and also making it liable for damages. Breach of Contract by either party can also lead to disputes arising between the parties and to time consuming and prohibitively expensive arbitration and litigation.

Therefore, it is imperative for every person associated with the execution of a project and the performance of a Contract to be fully aware, right from the outset, as to what are the contractual obligations and rights of his or her Organisation and to ensure that such obligations are fulfilled and such rights are realized in each and every respect so that he or she does not cause any loss to his or her Organisation and does not make his or her Organisation liable for any damages.

Accordingly, BEBL's personnel who are associated with its various different projects must make sure that BEBL fulfils all its contractual obligations so that BEBL does not subject itself to any losses and it does not become liable in any manner for non-performance or breach of Contract. The said personnel must make equally sure that all contractual rights of BEBL are safeguarded and that BEBL realizes and recovers all the monies that are due to it and to which it is entitled. Thus BEBL's objectives on all its projects and contracts must be to execute and complete the works on time and to specified quality standards and to receive payment of the contracted price for such works and in addition, to also receive payment for all extra work done and for all extra costs incurred and losses sustained due to reasons attributable to the Owner and for which the Owner is responsible and liable.

Towards ensuring that the aforesaid objectives are being met, it is also quite important to have regular checks and reviews on the performance of Contracts and status of Contracts Administration functions. Taking necessary corrective measures or giving required notices or taking proper actions if not done at the material times can seriously disadvantage the Contractor in several ways, including depriving him of rights which he would otherwise have. This was spoken about and emphasised during the Annual Conference in November 2011 as well. Now through this medium all concerned personnel are once again being requested to implement all the Contracts Administration Systems that were introduced and circulated in early November 2011 and are being reminded that such implementation is mandatory.

Suresh Reejhsinghani
Vice President - Contracts

Mumbai Marathon 2012 January 15

Your selfless gesture to support 'Concern India Foundation' will now enable them to work more effectively with the resources we generated through the Mumbai Marathon 2012. No amount is too small, no gesture is too insignificant. The important thing is that you chose to donate an amount you were comfortable with to help some underprivileged person. A big THANK YOU on behalf of the Management for the phenomenal support received from our HO, all Zonal Offices and Sites – we just about missed the 10 lakhs target by a couple of thousands.

BUILDING Relationships since 1958

B.E.Billimoria & Co.Ltd.

Civil Engineering Construction Contractors

IN SUPPORT OF CONCERN INDIA FOUNDATION

EDUCATION: A ROAD TO A BETTER FUTURE

IN SUPPORT OF CONCERN INDIA FOUNDATION

WOULD YOU LIKE TO CHANGE THEIR FATE?

Mumbai Marathon 2012 January 15

13th - 15th December 2011

Team BEB at 17th AsiaConstruct Conference & Exhibition & No Dig India Show 2011

Dinesh Nayak, *Dy. General Manager - Technical & Marketing*

(Pic 1) *Mr. Digant Kapadia introducing Dr. Manoj Kulshreshtha, Assoc. Professor (L), Indira Gandhi Open University, who presented he India Country Report*

(Pic 2) *Mr. Jeet Kapadia & (Pic 3) Mr. Dinesh Nayak receive a memento from Mr. P. N. Shali, Director of the Engineering Council of India who chaired the session*

(Pic 4) *Team BEB with the Chairman & Rapporteur and other speakers of the Session*

(Pic 5) *Mr. Jeet Kapadia carrying forward the Corporate Presentation*

In line with our policy of supporting worthy causes, our Company was one of the sponsors of the 17 th AsiaConstruct Conference & Exhibition & No Dig India Show 2011 organised by Construction Industry Development Council from 13 th to 15 th December 2011 at India Habitat Centre in New Delhi. The theme of the event was ' Building Capacities through Co-operation.'

We took a strong delegation to the Conference led by our Managing Director, Mr. Digant Kapadia. The delegation included, Mr. Jeet Kapadia, Management Executive, Mr. S. N. Bhat, V. P. – Operations, Mr. Sarvesh Soman, C O O (West Zone), Mr. Amit Deshpande, CFO – North and this writer.

Apart from a full page advert in the Event Souvenir, we were also featured in the Show Directory published on the occasion. As one of the sponsors, our name and logo was featured prominently on hoardings and banners at the venue.

As part of the conference, a number of events were held in various halls of the India Habitat Centre. The events drew delegates from India and abroad (mainly from South Asian countries) connected with construction, infrastructure, housing & real estate, academia and the government bodies.

In some of the sessions, Country Reports were presented by delegates from Japan, Malaysia, Sri Lanka etc highlighting the state and growth potential of the construction industry in their respective countries.

Team BEB did not rest content with mere participation. At the request of CIDC top brass, Mr. Digant Kapadia agreed to chair the 2nd session of "Country Reports and Theme Paper Presentation" on Day 2, which turned out to be the most important because it comprised Country Reports of India and Sri Lanka. It also saw an interesting presentation by Chhattisgarh Housing Board about the planned city of "Naya Raipur." Chhattisgarh Nirman Academy which engages in training construction workers in Chhattisgarh in association with CIDC also made a presentation.

I do not know whether Mr. Digant Kapadia is used to chair such sessions, but the consummate skill and aplomb with which he conducted the proceedings of the session were the hallmark of a seasoned regular at such events. While nothing was known about the contents of the country reports and other speeches, he dwelt on the state of the construction industry in India, its prospects and challenges confronting it in his brief but succinct speech which set the tone of the session. Mr. Digant Kapadia knew nothing about the speakers and presenters in the session and their CVs were handed over to him a few minutes before the start of the session. Yet, the manner in which he introduced each speaker/presenter and the manner in which he summed up after each one of them had finished showed the attention he had paid to the CVs and also his ability to separate grain from the chaff. Finally, his summing up of the proceedings of the session was masterly. Throughout the session, Mr. Digant Kapadia peppered the proceedings with light and subtle humour which delighted the delegates.

As one of the sponsors, we were also given a slot for making our corporate presentation in Technical Session III on Day 2. The theme of the session was "Emerging Trends in Steel Usage". Our presentation was made by Mr. Jeet Kapadia and this writer. On the spur of the moment, we improvised our presentation by giving it a spin to highlight our prowess in steel construction while simultaneously highlighting our corporate theme. Mr. P. N. Shali, Director of Engineering Council of India and former advisor and consultant to the Planning Commission was in the chair. Normally, such technical sessions tend to be staid and deadly dull. But Mr. Shali turned it into a tripartite interactive session with himself as one part and the speaker/presenter and the delegates as other two parts and the result was a very lively and highly informative dialogue.

The poise and composure with which Mr. Jeet Kapadia played his part in the presentation drew admiring comments from the Chairman of the session and many delegates when all gathered informally after the session was over. All of them also profusely praised our corporate presentation.

The conference helped us to network and make new contacts which may prove useful in future.

Photo courtesy : Mr. Amit Deshpande

BEB's 2nd ANNUAL CONFERENCE
24th & 25th November 2011

Annual Conference 2011 – An Exercise in Corporate Democracy

Dinesh Nayak, *Dy. General Manager - Technical & Marketing*

The Annual Conference 2011 was a far more impressive affair because the choice of topics for the speakers reflected a far greater degree of sophistication and professionalism indicating that the lessons of the first annual conference were learnt well.

After the positive spin-off of the Annual Conference 2010, it was but natural that this will become a regular feature. The Annual Conference 2011 was a far more impressive affair because the choice of topics for the speakers reflected a far greater degree of sophistication and professionalism indicating that the lessons of the first annual conference were learnt well. Added to that was the venue with very good acoustics and a superior ambience.

The conference afforded an opportunity for individual and collective introspection, for review of the past and preparing for the future. The conference was instrumental in achieving the following :

- The participants got to know the Management's thinking.
- New entrants learnt about the inspiring history of the Organisation.
- The participants got to know each other at a personal level.
- Problems faced by various project teams and tackling those problems with ingenuity were narrated for the benefit of all.
- There was a valuable exchange of ideas.
- Initiatives taken at different sites and in different departments at Head Office were highlighted.
- Bottlenecks were identified and solutions discussed.
- Team spirit was strengthened.
- Created a sense of healthy competition among various branch offices and departments.

The conference helped in bringing out hidden talents among the second and third rung of management which will enable the Top Management to spot future leaders.

This conference also saw shooting of questions at the presenters during the course of the presentation itself leading to lively interaction. The young talented members of the team who had joined during the year made impressive presentations.

Another highlight of this year's conference was that during the fellowship dinner, Mr. Digant Kapadia persuaded some of the team members to sing and to the pleasant surprise of all, we discovered so much of singing talent in our midst.

While summing up the proceedings of the Annual Conference 2010, our Managing Director Mr. K. B. Billimoria had remarked that we had discovered so many talented speakers / presenters in Team BEB. This conference brought out the singing talent as well.

Let us now resolve to make Annual Conference 2012 a scintillating affair.

" TACKLING CHALLENGES - A BEB TRADITION"

In the Annual Conference held in November 2011 some of the sites presented the challenges faced by them owing to the complex design of the structures, which have been executed for the first time in the history of the Company. They are:

BRIGADE RUBIX MALL, Bangalore

***Mr Kedar Limaye,** Dy. Manager – Projects*

- The building is having unique features like cantilever slabs at all corners with chang in orientation at 3rd, 6th and 9th floor. The back propping for the cantilever sections had to be designed accordingly.
- The Central Core wall is circular in shape and located at the centre of the structure, which comprises of 3 lifts, 2 staircases, toilets, service lift and other service shafts etc. at every floor.
- The shape of the structure resembled a "Rubix Cube".

MANJEERA MAJESTIC COMMERCIAL, Hyderabad

***Mr L. V. Prasad,** A.G.M.– Projects*

- The unique features of the building are Mechanical Parking in the 1st basement and P.T. beams & conventional flat slabs.
- The Manjeera Team made the best possible use of the PERI & MIVAN FORMWORK SYSTEM for constructing columns which replaced use of crane and for the retaining walls and decks.

Mr DLK applauded the Team stating that they managed to make the optimum use of the formwork system no matter from which site it was received and in what condition.

Mr D.R. Nayak suggested that the formwork system used for the Manjeera Project could be entered into a new award category, for which we normally do not apply.

NORTH EYE, New Delhi

***Mr P. P. Saha,** A.G.M.– Projects*

- 66 storied structure which will be one of the tallest residential buildings in North India (260 mtrs.tall).
- The North Eye Team for the first time in India, have accomplished piling of large depth and diameter - 50 mtrs. deep and 1000 mtrs. diameter and that too in very poor quality soil. The water table in this region was 12 mtrs. below ground level and there was constant collapse of sand and soil while boring. The severe dip in the temperature added to their woes. The team's continuous efforts to find remedial solutions enabled complete the piling work to the satisfaction of the clients.
- The Team is endeavouring to use the formwork system from the basement level itself although normally it is used from the typical floor.

Mr DLK applauded Mr PP Saha and his team for achieving positive results despite a bad site and various hurdles...

YAMUNOTRI MIXED USE DEVELOPMENT, Noida (U.P.)

***Mr Darshan Desai,** G.M.– Projects*

- Unique features of the two Towers 'A' and 'B'
  - Retail
  - Office
  - Hotel (Boutique)
  - Hotel (5 Star)
  - Service Apartments
- For this project too pile depths of about 60 mtrs. was to be reached which will be attempted for the first time in India.
- Test piling and execution will be carried out by Strong Plant and Fugro, Dubai and Singapore based companies.

P. D. HINDUJA HOSPITAL - Mahim, Mumbai

***Mr Ranjan Lule,** Asst. Manager – Projects*

- Considering the local nuisance and restricted working hours it was an achievement to complete 12 slabs of S2 building and hand over part portion of S1 building within the time specified.
- The working space was so limited that instead of tower crane, hoist had to be used, which affected progress of work.

Mr DLK appreciated the team effort to overcome the constraints faced at site and stated that some photographs to depict these challenges would help to motivate other sites if faced with similar problems.

Other important topics covered in the Annual Conference

REQUIREMENTS FOR CONCRETE MIX DESIGN

***Mr Ramchandra rawool,** Asst. Manager – Projects*

GRADING REQUIREMENT FOR COARSE AGGREGATES AS PER IS 383-1970

I.S. SIEVE DESIGNATION	PERCENTAGE PASSING FOR GRADED AGGREGATE OF NOMINAL SIZE			
	40MM	20MM	10MM	12.5MM
(1)	(8)	(9)	(10)	(11)
80 MM	100	-	-	-
63 MM	-	-	-	-
40 MM	95 TO 100	100	-	-
20 MM	30 TO 70	95 TO 100	100	-
10 MM	-	-	90 TO 100	100
12.5 MM	-	-	-	90 TO 100
10 MM	10 TO 35	25 TO 55	50 TO 70	40 TO 85
4.75 MM	0 TO 5	0 TO 10	0 TO 10	0 TO 10
2.36 MM	-	-	-	-

Mr Rawool gave a very simple and concise presentation on the basic requirements of a proper Mix Design and its objectives, which was very much appreciated. Mr DLK observed that in the present situation when RMC was much popular and very much in use, one could easily forget the basics of Mix Design. He directed the IT Head to have the presentation circulated to all the sites as well as to HO and Zonal offices as it would be an excellent guide for ready reference.

Please contact Mr Rawool for any clarifications on this issue at email ID c/o. Mahindra Splendour site.

SHUTTERING & FORMWORK DESIGN,

***Mr Amol Tambe,** Sr. Engineer – Civil*

Mr Tambe presented a very exhaustive and comprehensive information on the materials and techniques used on the different formwork systems he had worked out for the Amanora Project leading to better quality and cost optimization. He explained by way of sketches and tables, the proper methods of using the shuttering and the safety factors to be followed. Mr DLK directed the IT Head to circulate this vital information to all sites so that it is readily available as and when needed.

Please contact Mr Tambe for any clarifications on this issue at email ID 'ozonia@site.bebanco.com'.

MR. N. B. NIGUDKAR BEING FELICITATED ON RETIREMENT

Mr N. B. Nigudkar - *(Pic. Left)*

Mr Nigudkar retires after 28 years of dedicated service. A very obliging person and treated all the staff with respect. He always carried with him BEBL's tag of "Building Relationships" wherever he went. We wish him good health and many more fruitful years in the Company.

2nd Annual Conference - November 2011

PLANT & MACHINERY PROCURED AT THE CUTTING EDGE OF MODERN TECHNOLOGY

***Mr S. Edkee**, V. P. – Plant & Machinery*

Mr Edkee enlightened the participants that BEB Team has now stepped into new methodology of concreting. Until now the Company procured conventional type of machinery and equipments but since last one year, there has been a change. Some of the machinery and equipments procured are being used for the first time in the history of BEB and perhaps for the first time in the country. The list is as under :-

•Higher Capacity Tower Cranes:

A) Potain India MC 205 B

•Higher Capacity Batching Plants:

A) Schwing stetter CP 18 – Mobile Batching Plant

B) Aquarius MP 30 – Stationery Batching Plant

C) Aquarius SP 70 – Stationery Batching Plant

D) Siemen WB 80 S – Concrete Batching Plant

Special Purpose Equipments Introduced for the 1st time in the Company -

1) Placer Boom MX 34-4 multi Putzmiester (special features)- Reduces time required for placing concrete and increases productivity.
   - Small space requirement and short set-up time.
   - Grows upward with structure
   - Used together with stationery concrete pump, it provides high performance and practical solutions.

2) Twin master 12 S - Stirrup making Machine
   - Due to size combination of straightening rollers both hot rolled and cold, drawn wire can be processed at high speed and produce good quality stirrups of any desired shape.

3) Shear line 150 - Cutting Machine
   - Used for cutting of reinforcing steel

4) Permatic N-60 double bender.
   - Fully automatic bending of concrete reinforcement steel bar at high speed.
   - Consistently efficient and achieve high productivity when the production of large shapes, large diameter and double bend is involved.

5) Precast Building Equipments
   - Slip former: Used for different kind of pre-stressed products, from hollow-core slabs and solid floor planks to ribbed slabs, beams and even vineyard posts.
   - Bed master: Used for pulling of stressing strands on the pallet, cleaning and oiling the pallet and cleaning the space between casting beds.
   - Slab Casting Bed: the beds have standard widths suitable for all hollow-core & Solid slab production machines.
   - Stressing Equipment: Pre-stressing greatly enhances the structural resilience and load bearing capacity of precast elements.
   - Concrete Shuttle: A versatile and highly efficient distribution system functioning automatically, consist of tracks and shuttles. The tracks can have slopes and curves, and can transfer shuttles from one track to another.

6) All terrain AC 50-1 Mobile Crane
   - A versatile machine with higher mobility on standard as well as rough terrain much faster travelling speed and, can travel long distance.
   - Full suspension, longer boom length with full hydraulic telescopic operation. and independent rear axle steering.

7) E.O.T & Gantry Crane

8) Chassis mounted 64 m free standing height cranes of capacity 7.5 T@30m

Hearty Congratulations!

We very much appreciate your loyalty with which you have served this Company for a quarter of a century and we wish you many more successful years in the Company.

BUILDING Relationships

FOR THOSE WHO HAVE COMPLETED 25 years Service

***Mr Mohammed Salim** - Civil Foreman on January 31, 2012*

***Mr K. Kanakambaran** - Construction Manager on February 19, 2012*

BUILDING DREAMS - Launching of Premium Project "BLOOMDALE" Nagpur

***Sneha Natarajan**, Sr. Manager - Communications*

Launching of the prestigious residential project "Bloomdale" has been extensively covered by the print and electronic media. This is for your eyes :

Dim lights, loud music and an enthusiastic verve in the air proved to be the perfect stage for *Mahindra Bebanco Developers Ltd.*, to announce their township project *"Bloomdale"* situated at *MIHAN*. Being a joint venture between *Mahindra Lifespace Developers Limited* and *B.E. Billimoria & Co. Limited*, the launch saw heads from both Groups leading the night. Speaking about the venture, the MD & CEO of Mahindra Lifespaces, **Ms Anita Arjundas** said "It's the synergy & common set of principles we share which has brought us together. If we know the development side of the work, they know the construction side of it. Together we will not only offer a quality but also a sustainable product". As the township model was unveiled, it left many in the awe of it. A group of people playing Bagpipes was an added attraction which was being enjoyed by many!

Quote from: The Nagpur Times

We are happy to partner with Mahindra Lifespace Developers Ltd., and bring *"Bloomdale"* to Nagpur. Given our 54 years of expertise in the real estate sector we believe the synergies the two partners bring will translate into world-class project like *"Bloomdale"*.

D.L. Kapadia

Nagpur is poised for accelerated growth both in terms of infrastructure and the general economy. We are delighted to launch our 1st residential offering, *"Bloomdale"* at Nagpur built on our core philosophy of healthy living.

MD & CEO, MLDL

"Bloomdale" too will be Green certified, built with environment friendly and energy efficient principles.

Mumbai,Pune,Nagpur,Bangalore,Coimbatore,Hyderabad,Chennai,NewDelhi,Noida,Raipur

Project Update

***S. N. Bhat**, V. P. - Operations*

RESIDENTIAL

'North Eye' at Cape Town, Noida - residential tower with double basement, ground + 66 upper Floors + Terrace

NEW **'RA Residency '** at Dadar, Mumbai - 2 residential towers with ground + 5 level podium + 42 floors each and 1 commercial tower with ground + 5 floors having 5 level common podium

NEW **'Raheja Waterfront'** at Mangalore, Karnataka - 2 towers with ground + 23 floors

'Madhav Bhavan' at Lower Parel, Mumbai - residential tower with basement, ground + mezzanine, 5 podiums + 45 Storey Tower

'Lotus Complex' at Lower Parel, Mumbai - 2 residential towers with 34 Floors, 1 commercial building with 17 Floors & 1 service apartment with double basement, ground + 7 level podium + 38 Floors

'Mahindra Splendour' at Bhandup, Mumbai - 5 towers with 2 level parking and stilt. 2 towers having 32 floors each and 3 towers having 21, 23 and 25 floors each

'Bougenvilla' at Sarjapur, Bangalore - 4 towers with ground + 11 floors

'IREO Victory Valley' at Gurgaon, Harayana - 1 tower with double basement, ground + 25 floors and Row Houses G+1 - 1 nos, G+3 - 2 nos & G+7 - 2 nos

'New Haven Township' at Boisar, Thane - 33 buildings with ground + 2 floors & 49 buildings with ground + 3 Floors

'Concorde Manhattan' at Doddathoguru village, Bangalore - 5 towers with double basement, ground + 14 floors

'Salarpuria Greenage' at Hongasandra village, Bangalore - 3 towers with 21 floors and 1 tower with 25 floors

'Salarpuria Phase II' at Hongasandra village, Bangalore - 6 towers with double basement, ground + 21 floors

'Manjeera Residential' at Kukatpally, Hyderabad with three basements, ground + 23 floors

Residential Tower at Bhavini Township, Anupuram, Kalpakkam, Chennai, with ground + 17 floors

'Embassy Residency' at Perumbakkam, Chennai - 4 towers with ground + 8 floors

'Gulmohar Villas' at Perambur, Chennai – 110 villas with ground + 2 floors each

COMMERCIAL

'Rubix Mall' at HMT layout, Bangalore - with single basement, ground + 11 floors + terrace

Manjeera Commercial' at Kukatpally, Hyderabad - with three basements, ground + 8 floors

UTILITY

'Namaste Hotel & Office Tower' at Mumbai with three basements + 67 floors

'P. D. Hinduja National Hospital and Medical Research Centre' at Mumbai, - additional 20 floors above existing 2 floors *(pic. below)'*

'Reliance Mediaworks' studios at Film City- Goregaon, Mumbai

'MRR Hospital' at Worli, Mumbai

'ASB Mold Factory Building' at Ambernath, Thane with ground + 2 floors

'Amul Dairy Plant' at Virar, Thane with basement, ground + 1 floor

'Sri Sathya Sai Hospital and Medical College' at Chennai with ground + 3 floors and ground + 4 floors respectively

'Vedanta Cancer Hospital and Research Centre' at Raipur with numerous low rise structures housing various departments & facilities

NEW **'Pondicherry Convention Centre'** at Kalapet, Pondicherry - Auditorium with 2500 seating capacity and ancilliary building

'Centre of Excellence for Training in Energy Efficiency' at Chennai, Block D with ground + 1 and Block E & F

'IGCAR' (Head End Cell Building) at Kalpakkam, Chennai – ground + 3 floors

NEW **'IGCAR'** (GSC Annexe) at DAE Township, Kalpakkam, Chennai – ground + 3 floors

'Amanora' Mall at Hadapsar, Pune - 2 blocks with basement, ground + 3 floors

'Garden Galleria Shopping Complex' at Bangalore with three basements, ground + 6 floors

NEW **'Matsterbatches plant'** at Ambernath, Thane

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