



Issue XXVI March 2013

FOR PRIVATE CIRCULATION ONLY



Relationships

Civil Engineering Construction Contractors

What can YOU do for the company?

Nothing worthwhile is achieved without HARD WORK & DEEP THOUGHT

One more Laurel for Team BEB

For SAFETY at IREO VICTORY VALLEY P-II PROJECT

On 4th March 2013, B. E. Billimoria & Co. Limited has been awarded with a 'Certificate of Merit' for achieving
(A) Zero Fatal Accident
(B) Zero Permanent Disabling Injury during the year 2012-2013 at the 'IREO VICTORY VALLEY P-II PROJECT in Gurgaon

On January 20, 1961 in his inaugural address to the nation, US President John F Kennedy said to the citizens of America... "ask not what your country can do for you - ask what you can do for your country". This holds true in the countries of the developed world today where the people have got used to demanding their rights but are not mindful of their obligations and responsibilities.

The infrastructure sector in India is going through difficult times. This is particularly true for construction contractors whose clients are in a very bad way. They are faced with a slowdown in sales and slow project take off. They are hurt by lack of finance and high cost of funds. In many cases, there are delays in getting permissions and approvals to proceed with the projects.

These delays in getting payments causes projects to slow down and results in unemployment and cash flow difficulties. It causes Vendors to delay providing goods and services and this in turn further delays projects.

The time has come for each of us to ask ourselves the question... "what can we do for the company". Wastage and pilferage is common in the construction industry. If each of us can make an effort to ensure that we do whatever we can to reduce or eliminate wastage and pilferage, we shall help in safeguarding the future of our company. If we do not we shall find that we will collectively be the ones to suffer.

We have an obligation and a responsibility to ourselves and to the company to make a difference.

To make it more meaningful, please send a letter to the HR Department giving an account of what you have done for the company. The best 3 letters will be published in the next newsletter and we shall write to inform you why we liked your letter.

Little grains of water make the mighty ocean and little grains of sand make the wondrous land. A lack of effort from us the employees will be reflected by continuing bad times ahead. Conversely, the collective efforts of all the employees of the company will give the company a boost and we shall sail through these hard times.

The future is in Your hands and only **YOU** can make a difference.....

Varughese George
Sr. General Manager - HR

Award Details
in next Newsletter

BEB
bags the
"2013
Vishwakarma
Award"
for Construction,
Health, Safety &
Environment
for our Bloomdale
Mihan Project,
Nagpur



THE CONSTANT NEED FOR QUALITY CONSCIOUSNESS

Amresh M Jalali, Advisor- Controller for Quality and Safety

"Efforts in quality control and assurance through empowerment and transparency in work, with safety uppermost in mind, in depth realistic planning with regard to cost control and timely delivery, with dedication, sincerity and team work, as ideology for accepting and challenging the change is the way forward that will lead to TQM."

This statement on quality is to keep reminding all our project people to ensure that the endeavor to make the project execution quality oriented is the best and perhaps only way forward in this competitive world of construction and infrastructure development.

The mantra for keeping pace with the ever-changing business environment driven by rapid technological change, as well as the need for increasing company's share in the burgeoning construction industry, is "well planned quality and safety-based project management". It is worth noting that the Government of India has earmarked Rs 52 lakh crore for infrastructure and construction in the 12th Plan as per recent press reports.

While we have to follow various procedures and processes already laid down, we have to keep innovating constantly to add value. One of the most effective ways to promote innovation in the organization is by creating awareness through encouraging regular brainstorming sessions.

We have to insist on the principle of "DOING IT RIGHT" always.

Stress on careful and proper planning is to be laid all the time to help site managers achieve the targets through team work.

We also need to refresh ourselves with the understanding that Quality is the most elusive word in the construction Industry. Buyers say they want it. Contractors say they deliver it. It connotes different meaning to different persons. Some examples:

- The standard of something as measured against other things of a similar kind
- Degree or measure of excellence of something
- Subjective meaning when used to indicate elegance and luxury e.g., 5 Star Hotels
- It may mean "meeting customer needs"
- "Fitness for use" as per Prof. Juran
- "Conformance to requirement" as per Crosby
- It can also be "satisfaction of stated and implied needs"

We need to ensure compliance to the contract requirements, specifications and drawings including revisions duly approved, proper observation; documentation and communication at all levels - verbal/written/photo & video; training of personnel both in-house and external; monitoring the objectives laid down under each department; reducing customer complaints and increasing our quality standards by relentless follow up on the right procedures and spreading awareness about safety and quality through personal interaction at all levels including demonstration on the ground.

Only sincere and dedicated efforts along these lines will lead us to the desired standards of quality.

**Focus
on
Quality**

ASB International Project - A Job Well Done

Shailesh Lalchandani, Dy. Project Manager

Main plant

Staircase connecting to Utility building

Canteen building

Auxiliary handling unit

It was one of the repeat projects given to us based on our earlier performance by ASB International Company of Japan. We have once again lived up to our reputation and have completed the project in a planned and systematic manner with desired quality and safety standards. This was possible due to unflinching cooperation of the entire site team and backing of the management.

MOULD FACTORY BUILDING AT AMBERNATH FOR ASB INTERNATIONAL PVT. LTD.

SALIENT FEATURES:-

CIVIL/STRUCTURAL / FINISHING / EXTERNAL DEVELOPMENT WORKS INVOLVING:

- 1550 MT REINFORCEMENT STEEL
- 325 MT STRUCTURAL STEEL
- 13000 CUM OF CONCRETE (SITE MIX) and
- PLUMBING and WATERPROOFING WORKS.

BUILT UP AREA:-

1 LAKH SQ FT WITH EXTERNAL DEVELOPMENT WORKS THE BUILDING IS 120 M x 30 M (G+2 FLOORS) WITH HEIGHT OF FIRST SLAB 8.00 MT & SECOND SLAB 7.00MT WITH TRUSS ERECTION AT A HEIGHT OF 23 MT COVERED WITH TCT .45MM SANDWICH PANEL SHEETS FROM TATA BLUESCOPE WITH SIDE GUTTERS

PROJECT COST:-

35.00 cr

TATA bluescope roofing

Main plant with epoxy flooring

During execution, a number of problems were encountered which were tackled with diligence and dedicated work. Here is a sample

- 1) For a project of this size, using a tower crane was not viable. Therefore proper planning had to be done for material movement manually with horizontal run of 120 mt & 25 mt height so as to ensure timely completion of work within the cost parameters with only one back up winch.
- 2) In and around Ambarnath area, the suppliers of construction materials have divided their areas of dominance. As a result, we have to depend on one supplier only. Although all our efforts were made to make timely payments, at times due to procedural delay, the supplier used to withhold the supply till earlier payments were cleared. Never the less the delay was made up by working round the clock at break-neck speed.
- 3) The project was at a remote place (far removed from market) at 8 km from Ambarnath station where labour was not readily available. We had to pay higher than normal wages so as to attain timely completion which was never lost sight of. This was preferable compared to additional overheads that we would have incurred due to delay.

It was a challenge to work within the budget, simultaneously keeping the quality of works intact and speed of construction unhindered. During the construction, scope of work enlarged due to many extra items that cropped up. This helped us to spread our overheads over a larger value of work. We successfully completed the project and earned the good will of the employer. This not only enhanced our image with the employer but led to the satisfaction of all the stakeholders.



Our environment



Minimising Impact of Construction Activities on Environment

Dinesh Nayak, Dy. General Manager - Technical & Marketing

Any man-made activity has some impact on the environment in some manner or the other. A great deal of it is inherent in the design of the project over which a contractor has no control. However, the contractor can make a difference by minimizing the impact on environment occasioned by various construction activities.

We as a conscious corporate citizen and as a ISO 9001 : 2008 / ISO 14001 : 2004 and BS OHSAS 18001 : 2007 certified organization, constantly endeavour to minimize and mitigate the adverse impact on environment due to various construction operations.

This requires a carefully prepared plan and sustained efforts during construction period at all levels of the organization. This plan also applies to all the sub-contractors engaged by the Company and persons employed by such sub-contractors at this site. A broad outline of measures that are taken is outlined below.

BASIC PRINCIPLES

1. To follow environmentally sound practices and to comply with various legislations relating to environment, its protection and prevention of pollution
2. To conduct construction operations and allied activities in a manner, which will minimize pollution and bring it within permissible limits and if possible to eliminate the same.
3. To create awareness about environmental protection at all levels of management and staff.
4. To train personnel in safe and environment friendly practices.

BROAD FRAME WORK

1. When work is awarded, a contract specific Site Environmental Plan is prepared. This will be based on stipulations in the tender and on the Environmental Quality Management Plan of the Employer.
2. When the work is underway, monitoring of environmental conditions will be undertaken. Frequency of monitoring and methodology of reporting shall be in accordance with the Environmental Quality Management Manual and as directed by the Engineer-in-Charge.
3. An internal audit of all the activities under the Site Environmental Plan shall be conducted at regular intervals, or as directed by the Engineer-in-charge. The aim of this audit exercise will be to ensure effective implementation of the Site Environmental Plan.
4. All assistance will be rendered to the Engineer-in-charge for the environmental audit of company's work undertaken by him.

MEASURES FOR ENVIRONMENTAL PROTECTION

These measures will be broadly grouped under following heads:

- A) Measures during transport and storage of materials
- B) Measures in relation to various construction operations
- C) Measures to prevent water pollution
- D) Measures to prevent air pollution
- E) Measures to prevent noise pollution
- F) Disposal of waste and housekeeping

The measures are outlined below:-

A) Measures during transport and storage of materials:

- Materials which are likely to emit dust or are otherwise likely to cause pollution or nuisance shall be transported in suitable closed containers / packing or in covered vehicles.
- During unloading / loading of materials, care will be taken to ensure that no emission of dust takes place and no pollutants are discharged. If



necessary, unloading/ loading will be done in enclosed spaces.

- The same care will be taken during storage and during use of such materials.
- If possible, sprinkling of water may be resorted to to minimize dust nuisance.
- Vehicles used for transport of materials shall conform to appropriate emission standards. In particular, proper attention will be paid to their maintenance and upkeep.

B) Measures in relation to various construction operations:

- Work methods will be designed to minimize dust emissions.
- Construction equipment and machinery will be selected with reference to appropriate rating, suitability for the job at hand and quality of exhaust emissions.
- Such construction equipment and machinery will be maintained in good condition.
- Site activities shall be planned in such a way that idle running of equipment and machinery is minimized.
- Whenever feasible, electrically operated machinery will be used instead of diesel operated machinery.
- All construction activities will be planned in such a way that spillage and generation of debris and trade waste is minimized.

C) Measures to prevent water pollution:

- Handling and storage of materials shall be done in such a manner that no deleterious particles reach natural watercourses or wells.
- Similarly, care will be taken to ensure that no construction material find its way to underground aquifers.
- This care will also be exercised in case of wastewater generated due to any washing or construction operation.

D) Measures to Prevent Air Pollution:

- All construction equipment and machinery shall be maintained in such a condition that their emissions are well within the statutory limits.
- Construction operations will be planned to minimize dust nuisance. Where necessary, suitable coverings, enclosures etc. will be used so that dust is not blown away outside the site boundaries.

E) Measures to Prevent Noise Pollution:

- To minimize and prevent noise pollution, such construction equipment and machinery shall be selected which has inherently lesser noise generation. Use will also be made of silencers, mufflers and other noise suppression devices.
- Further, as far as possible, those operations and equipment, which generate more noise, will be staggered and their simultaneous use will be minimized.
- Any excessive noise generation shall be avoided during various construction operations.
- Where necessary, suitable enclosures will be made to contain noise so that, decibel level outside boundaries of the site does not rise above permissible level.

F) Disposal of Waste and Housekeeping:

- Good housekeeping will be given utmost importance.
- Any garbage, litter and trade waste shall be segregated into appropriate categories and collected every day from work sites as well as from labour camp.
- All such collected garbage etc. will be stored until it is suitably disposed off in such a manner that it does not cause any water or air pollution.
- All garbage, litter and trade waste shall be disposed off suitably in consultation with the Engineer-in-charge and the local Municipal authorities.
- Any wastewater generated due to any construction operation and in labour camp shall be suitably discharged in consultation with the Engineer-in-charge and the local Municipal authorities.

Licensed Software Licensed Software

Awareness on using Licensed Software

Anila Jayachandran, Asst. General Manager - Systems

Software piracy is the unauthorized duplication, distribution or use of computer software - for example, making more copies of software than the license allows, or installing software licensed for one computer onto multiple computers or a server.

Copying software is an act of copyright infringement, and is subject to civil and criminal penalties. It's illegal whether you use pirated software yourself, give it away, or sell it.

Thinking that there is no harm in making a few extra copies or bringing the software CD from a friend and installing the same, the consequences could be disastrous.

Despite a growing awareness of the problem and knowledge of the consequences, many employees are not bothered by the use of pirated software in the workplace. Software publishers take piracy very seriously. Your work computer is the property of the Organization. So is your connection to the Internet.

We as employees should be committed to making sure that its computers operate with legally licensed software, and that its network is not supporting software piracy in any form. This can put the organization at legal risk alongwith fines and penalties.

Use only the software that the organization has provided you. Do not bring software CD's on your own and install them. Report immediately any such actions to the concerned person.

With immediate effect, each Employee of the Company permitted to use the hardware of the Company or permitted to access the network of the Company will be required to sign an affidavit confirming that they understand their obligations while using authorised and Licensed software and will be personally liable in case of any violation in respect of the same.



InNOVation at site

GOOD SITE PRACTICES

Kindly refer page 7 of BEB Newsletter
(IssueXXV December 2012),
for details



Reactions by

Mr K. V. Raju, Project Manager – Necklace Pride
- Hyderabad

With reference to the news bulletin,

1. As per the image, the system shows a cup lock system. Can we use telescopic props in place of cup locks?
2. The U-Head must be custom made as per the GFC drawings, is this affordable?

Comment's by

Mr L. V. Prasad, D.G.M., Projects
- Hyderabad

The answer to the query point 1. is "yes" - it can be adopted to Telescopic props.

For the 2nd point — the U heads need not be customized it can be standardized, but if the project magnitude is large and number of uses —recovers the —even plus 50% THE U HEADS CAN AND MAYBE CUSTOMISED.

Reactions by

Mr Deekshith Gunde, Engineer – Civil
- Hyderabad

With reference to December 2012 newsletter,

1. Definitely this is sustainable.
2. The author to clarify, how variable depths in one single section is tackled
[Eg: one side 450 and other side 300] as shown in the figure below.



3. The materials for the beam bottom & size as seen in the photograph is a combination of MS and plywood. Is this confined to the above combination or can it be total MS or totally plywood with timber?

Comment's by

Mr L. V. Prasad, D.G.M., Projects
- Hyderabad

The answer to the 2nd point is there shall be two types of u heads:

- For external beams-- here the outside longer and inner shorter—normally it is observed the external side of beam is 450 mm deep and internal side ranges from 300 to 350mm--
- For all the internal beams, equal sized legs shall be adopted - these are normally 300mm in length, since most of beams (residential building) are in the range of 300 to 450mm depth.

IN THE NEXT ISSUE

InNOVation
at site

ZERO TIMBER TENDENCY

CONGRATULATIONS !!!

on achieving additional qualification
while working at BEB

Name of Employee	Designation	Dt. of Joining BEB	Location	Examination Passed	Year of Passing Exam
Mr. Sachin Patankar	D.G.M.-Finance & Accts.	August 2007	H.O. - Mumbai	Company Secretary	December 2012
Mr. Navile Shroff	Engineer - Cost Control	March 2011	H.O. - Mumbai	P.G.Prog. in QS & Contracts Mgmt.	June 2012
Mr. Kaustubh Indulkar	Engineer - Civil	August 2007	H.O. - Mumbai	P.G.Prog. in QS & Contracts Mgmt.	June 2012
Mr. Shirish Rathod	Asst. Manager - Accts.	February 2006	H.O. - Mumbai	Company Secretary	December 2010

AMUL DAIRY

Plant at Virar



West side

Exquisite main entrance



Exit



North side

Tanker Bay

East side

Utility Building with X-shaped columns



Service bridge connecting
Utility building to Main building



Canteen Building



South side

Dispatch dock



Project Update

RESIDENTIAL

NEW

'Ekta Tripolis' at Goregaon, Mumbai - 3 residential towers with basement, stilt+ 3 level podium + 36 upper floors (Model pic.)



'Aparna Sarovar Grande' at Gachibowli, Hyderabad - 5 residential towers with double basement, ground + 19 upper floors and podium

'ORB Tower' at Noida- 2 residential towers with double basement, ground + 43 upper floors and 1 residential tower with double basement, ground + 47 upper floors

'Ashford Palazzo' at Breach Candy, Mumbai - 1 residential tower with basement, stilt+ 6 level podium and Service floor + 11 upper floors

'Mantri Serenity' at ISKCON, Bangalore - 1 residential tower with double basement, ground + 21 upper floors + Terrace and 2 residential tower with double basement, ground + 25 upper floors + Terrace

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

'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

'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



B.E. Billimoria & Co. Limited

Civil Engineering Construction Contractors

BRANCH

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

'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

'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

'Alliance Orchid Springss' at Korattur Lake, Chennai, with 5 Towers having ground + 18 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

'Mayflower Caladium' near PSG Technology & Krishnamal College, Coimbatore - with basement, ground + 10 floors

'Crescent Court' at Greater Noida, U.P. - 3 towers with double basement, ground + 22 floors and 2 towers with double basement, ground + 6 floors

'Necklace Pride' at Secunderabad - 5 residential towers with double basement, ground + 14 upper floors and 1 commercial tower with double basement, ground + 9 upper floors and Amenity Block with double basement ground + 2 floors

COMMERCIAL

'Reliance Mall' at Surat, Gujarat -

Registered Office:

Shiv Sagar Estate 'A' Block, 2nd Floor Dr. A.B. Road, Worli, Mumbai 400 018
Tel: + 91 22 6654 5000
Fax: + 91 22 6654 5050
Email: beb@bebanco.com
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with ground + 7 floors and 3 upper floors

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

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

UTILITY

'Chartered Hotel' at Lucknow with three basements, mezzanine, ground and transfer floors + 12 upper floors

'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

'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

'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

'GSO Annexe' at DAE Township, Kalpakkam, Chennai - ground + 3 floors

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

'GBJ Radisson Hotel' at Peelamedu, Coimbatore - with double basement, ground + 9 floors

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All communication by email beb@bebanco.com

