



जम्मूकेंद्रीय विश्वविद्यालय

Central University of Jammu

राया-सूचानी (बागला), जिला सांबा-181143, जम्मू (जम्मू एवं कश्मीर)

Rahya-Suchani (Bagla), District: Samba - 181143, Jammu (J&K)

Minutes of Meeting of 19th Building Committee for development of Central University of Jammu held on 06/03/2020 at Jammu Club

The 19th meeting of the University Building Committee of the Central University of Jammu was held under the Chairmanship of Prof. Ashok Aima, Vice Chancellor, Central University of Jammu on 6th of March 2020 from 1.00 P.M onwards at Jammu Club. The following members were present in Jammu Press Club:

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| 1. Prof. Ashok Aima | Vice Chancellor and Chairperson |
| 2. Prof. Devanand | Dean, School of Basic & Applied Sciences |
| 3. Prof. Brijmohan Singh Bhau | Dean, Research Studies |
| 4. Prof. Deepak Pathania | Dean, Life Sciences |
| 5. Sh. Sanjeev Kumar Gupta | HoD, Deptt. of Civil Engineering, GCET, Jammu |
| 6. Sh. Ashok Kumar Mahajan | Chief Architect, J&K |
| 7. Mr. Kiran Wattal | Retd. JMC Commissioner, Jammu |
| 8. Dr. C.M Seth | IFS Officer of J&K State |
| 9. Er. Ravinder Mansotra, | Superintending Engineer, PWD (R&B), Jammu-Kathua Circle |
| 10. Sh. Ashok Kapoor | Retd. Superintending Engineer, JDA, Jammu |
| 11. Sh. Sudhir Gupta | Retd. Superintending Engineer, JKPDD |
| 12. Sh. Mohit Mahajan | Executive Engineer, JMC, Central |
| 13. Er. Vinod Sharma | Executive Engineer (Retd.), PHE |
| 14. Sh. Mohd. Iqbal | I/c Finance Officer, CUJ |
| 15. Dr. Vinay Kumar | HOD, Deptt. Of Physics |
| 16. Sh. Vishal Bargoitra | Executive Engineer CUJ |
| 17. Sh. RS Garg | Executive Engineer, Div-1, CPWD, Jammu |
| 18. Sh. Sahil Chopra | Representative of M/s SAA |
| 19. Sh. Bhaskar Verma | Manager Gr-II (T), M/s EPIL |
| 20. Dr. Ravi Kumar | Registrar, CUJ, Member Secretary |

In the opening remarks, the Vice Chancellor, Central University of Jammu welcomed all the members.

The items listed in the agenda were discussed and resolved as under:

Item No. BC -19/ 01

Confirmation of the Minutes of the 18th Meeting of the Building Committee held on 11th January' 2020 at Jammu Press Club.

The Committee resolved to confirm the minutes of 18th Meeting of the Building Committee.

(Signature)

Minutes of the Meeting of the 19th Building Committee

Item No. BC -19 / 02

To Place the Action Taken Report on the decision of the 18th Meeting of the Building Committee held on 11th January' 2020

Item No	Decision taken	Action taken
1	<p><u>Item No. BC -18 / 04</u></p> <p>I. The committee members were informed about the conditions pertaining to HEFA funded projects which are to be adhered strictly and are as described below:</p> <ol style="list-style-type: none">1. There is strict timeline of 24 months for the completion of the projects.2. All the future projects by University shall be done on EPC mode as per the guidelines of GoI.3. Any financial and time over run have to be compensated by the University. <p>II. Members were apprised of drawbacks of both the presently deployed PSU's i.e. M/s EPIL and CPWD which are already executing work for CUJ and have a completion time over runs and cost escalation.</p> <p>III. Taking into view the conditions stated in point no. 1 of HEFA funded projects, Committee suggested to call for EOI for competition among various PSUs like JKPCC, Police Housing Board, Rites, NBCC ,EPIL ,NPCC ,CPWD etc. may be called and the PSU charging the lowest commission shall be awarded the contract. Committee suggested to both M/s EPIL and CPWD to participate in EOI. Before participation in this competition, EPIL must firstly take a final decision on existing contract with CUJ which also includes the rectification of defects of Snag lists.</p> <p>IV. Committee suggested that selection of PSU shall be based on criterion of lowest commission being charged for the execution of projects and must provide the certificate regarding the completion of work in timeframe as per the requirement of HEFA guidelines.</p> <p>V. Committee suggested that once the PSU is finalized for the HEFA funded project, it shall then float open tender for the execution of the projects in EPC mode.</p> <p>VI. Committee suggested that period between the time of initiating of the EOI and selection of PSU for the execution of projects for CUJ, M/s Sikka should firmup the drawings of projects so that no delay shall be incurred in execution of projects due to non availability of drawings. Tentative schedule of issuing drawings should also be fixed.</p> <p>VII. Committee also suggested that structural drawings of the project should be vetted by government institutes like IIT Jammu.</p> <p>VIII. To overcome the issue of variation of contours, committee suggested that Contractor shortlisted for construction o f project should also do the contouring on its own and should quote the prices after reconfirmation</p>	<ol style="list-style-type: none">1. BOQ and Drawings of HEFA Projects have been received from M/s SAA.2. Draft EOI for hiring PSU PMC is ready.3. EPIL have given representation against the hiring of new PMC and proposal for continuing as PMC with CUJ.


Item No. BC -18 / 05

- I. Committee suggested that same procedure as discussed in Item No. 18/04 should be followed for the construction of DRDO sponsored Kalam Centre for Science and Technology (KCST) or if DRDO gives approval to CUJ for fast tracking of project as was given by ISRO for SDCSS then work of execution of project shall be done by CUJ Engineering Wing.
- II. Committee suggested that drawings of KCST should be based on the needs of user department and shall be endorsed by user department before sending them to DRDO for approval. Members also suggested that the drawings of KCST must be vetted from the office of Chief Architect before sending it to DRDO Centre for its approval.
- III. The drawings have also been sent to Architect organization for vetting and and M/s HKD Consulting shall provide the drawings pertaining to various options (03 nos.) within a week incorporating the inputs received from Architect organization J&K and these shall be then sent to DRDO for their approval.
- IV. Committee decided that till the time confirmation/endorsement is given by DRDO of the Architect who is working for ISRO project at CUJ, CUJ shall empanel M/s HKD for providing architectural services pertaining to the development of design of KCST based on the requirements given by the DRDO and Local Governing Board of KCST.

Arising out from the discussion of 18th Building Committee and Local Governing Board for KCST decision for the empanelment of M/s HKD for the initial designing of concept drawings for KCST was taken.

The reference of M/s HKD for providing the Consultancy services for the construction of KCST shall be presented before the DRDO and approval of same shall depend on DRDO only.

1. Three plan options of proposed Kalam Centre for Science and Technology (KCST) were presented to DRDO and they have approved one option for which detailed estimate is to be sent to DRDO.
2. Suggestion given by Senior Architect, Architect Organisation J&K were incorporated in the options sent to DRDO

 The Committee resolved to confirm the Action Taken Report on the decisions taken in the 18th meeting of the Building Committee.

To consider report about the development of the Campus since 18th Meeting of the Building Committee held on 11th January ' 2020

A. About Academic Activities:

- 1) The Temporary Academic Block was vacated from Sainik Colony on 30th June '18 and the entire academic courses/departments shifted to the main Campus Bagla and accommodated in DDE Building and in Professor Quarters which became functional from 2nd July '18.
- 2) A Camp Office of CUJ has been established in a small portion of the TAB building where VLCC courses & Yoga training centre are functional. Besides this, training to the KAS aspirants is also being imparted.
- 3) Out of the 22 Professor Qtrs, 20 Qtrs. are being used to accommodate 14 academic departments and in rest of the two quarters, the medical wing and Registrar's office are functioning.
- 4) 08 academic departments are presently functioning from DDE Building.

B. Boundary Wall of CUJ Campus Bagla.

CPWD have allotted the work for the Boundary wall to M/s Charanji Lal Gupta & sons for total length of 12.4 Km along the periphery of CUJ for Rs 18.30 Cr. (Approx) The work on Boundary wall have started on 2nd week of Feb 2020 with completion time of 12 months.

CUJ has asked CPWD to put a new note for balance funds before 12.03.2020 for construction of Boundary Wall.

C. School of Education.

CPWD have allotted the work for the **School of Education** to M/s Neo Hi-Tech Pvt. Ltd. for Rs 5.4 Cr (Approx). The work on **School of Education** have started on 2nd week of Feb with completion time of 10 months.

All the Drawings related to School of Educations required upto plinth level must be delivered by M/s Sikka Associates till Monday i.e. 09/03/2020 and also its soft copy along with soil testing report must be delivered for its vetting from IITJammu.

CUJ has asked CPWD to put a new demand note for balance funds before 12.03.2020 for construction of School of Education.

D. Internal and External Electrical works for the permanent campus of the University :-

1. The work for construction/commissioning of 2 Nos. Electric Sub-Stations (ESS-1 & 2) and 03 Nos. Compact type substations (CSS-1, 2 & 3) and other associated external electrification works was allotted to M/s Civicon Hi-Tech Pvt. Ltd., Jammu for a total allotted cost of Rs. 5,36,32,755/- vide LOI issued by M/s EPIL (PMC) on 05.12.2018 has a completion period of 08 months.

2. The above cited work is to be executed at the risk & cost of the terminated contract of external electrification works of M/s Anil Kumar & Co.
3. Most of the work is completed. ESS-1 & ESS-2 shall be commissioned as and when supply of 33 KV or dedicated 11 KV is available.
4. All the cables and other unused electric material had been shifted to the shed which was constructed at the risk & cost of M/s AKC.

E. Providing External infrastructure of the basic amenities upto the campus including access road from NH-44 upto University campus, 33 KV power line and PHE network for permanent supply of potable water:

To accelerate the release of balance funds by MHRD as decided in a high level meeting convened under the Chairmanship of the Cabinet Secretary on 13/04/2013, the matter has been taken-up by CUJ with the Commissioner/Secretary Higher Education Deptt., J&K along with revised DPRs (Rs. 11.33 Cr for PHE works & Rs. 7.76 Cr. for PDD works) for providing water and electricity to CUJ along with Utilization Certificate for the funds spent by the concerned Deptts. vide letter no: CUJ/Regr/2018/215 dated: 10.12.2018 with the request to provide balance funds and also to pursue the matter with MHRD, GOI regarding reimbursement of Rs. 5.85 Cr. spent by Hr. Education Deptt., J&K through Power Development Deptt. (PDD), J&K and PHE, J&K.

Progress as on date:

a) Road Work: The work for the widening of 8.50 Kms access road from Rahya-Morhupto Central University campus allotted by State Public Works Department to M/s G.K Traders for an amount of Rs. 14.27 Cr. under Central Road Fund Scheme (CRF) of GoI. The major work of road was completed on 31.12.2019.

b) PDD Works: The PDD has till date erected electric Steel Tubular Poles for the university campus & procured the material for Rs. 285.01 Lakh out of Rs. 300.00 Lakh released by the state Govt. But the proposed 33 KV receiving station along with allied infrastructure has not been established yet due to non-availability of requisite funds. The UGC have reimbursed the amount spent by PDD and PHE vide their letter No: F.30-3/2019(CU) dated: 25.11.2019.

The University is managing the power supply through its own transformers (3 x 250 KVA and 1 x 63 KVA).

c) PHE Works: The State Govt. released Rs.300.00 lakhs to the Public Health Engineering Deptt. J&K.

Till date, two bore wells have been dug by the PHE Deptt. at Upper Patti and Patti and those have been inspected in functional mode by the XEn, CUJ on 02.02.2018.

These 02 out of the 08 proposed bore wells which have been dug are yielding discharge of nearly 5000 Gallons water per hour. The further progress of work hampered due to non-availability of funds.

At present, the University is managing the water requirement through its own bore-well dug inside the campus which is yielding a discharge of nearly 5000 Gallons per hour.

In the absence of the required facilities as committed by the State Govt., the development activities, as well as, the users of the University infrastructure are facing acute problems and this is also resulting in the drainage of the financial resources of the University.

d) The matter has been pursued with Higher Education Department, J&K Govt. for the release of the balance amount of Rs.13.24 Cr. for providing the essential services like electricity and water to CUJ. The higher education department J&K Govt. have requested MHRD, Department of Higher Education, GOI to reimburse Rs. 5.85 Cr. to the State Govt. already spent by State Govt. departments for on-going works pertaining to providing electricity & water to CUJ. State Govt. has also requested MHRD, Department of Higher Education, GOI to release Rs. 13.24 Cr. for completion of balance work pertaining to supply of electricity & water to CUJ so that it can fast-track development of its basic infrastructure. The UGC have reimbursed the amount spent by PHE & PDD vide their letter No: F.30-3/2019(CU) dated: 25.11.2019.

Item No. BC -19 / 04

To put before the committee Offer given by M/s EPIL to continue as PMC for CUJ and representation given by M/s EPIL against competition among PSU

The Building Committee discussed the concerns & observations raised by M/s EPIL against the Item No. BC -18/04 of 18th Building Committee regarding the conduct of competition against PSUs for selection of PMC for Engineering Works under HEFA Loan.

The committee agreed on acknowledged the following facts:-

- a) EPIL has been appointed as PMC for Development of Campus of the Central University of Jammu. The projects intended to be executed by the selection of PMC through competition among PSUs have already been allotted/incorporated in the MoU/contract between EPIL & CUJ. The detail of these works as listed in Agenda points are :

S.No.	Building Description	Area (in sqm)	Cost (in Cr.)
a)	Boys Hostel	7500	34.81
b)	Girls Hostel	7500	34.81
c)	School of Basic & Applied Science	7500	34.81
d)	Library Block	4000	18.93
	Total	26500	123.36

- b) The PMC charges for the said works have been paid to EPIL.
- c) The BOQ and the tender documents have been provided by the EPIL and made available to the CUJ for Basic & Applied Sciences. Preliminary estimates have been made by EPIL for all above mentioned buildings.
- d) The M/s EPIL continues to be the PMC of University till date through Extension of Time (EOT) given to EPIL from time to time.

- e) The CVC has recorded observations against the process of selection of PMC. However the CVC has not made any comment/observations on the functioning/performance of EPIL as PMC of the University.

However the Building Committee expressed its serious concern about time over run of projects executed by the EPIL as PMC of the University. Accordingly the BC meeting Resolved that

“HEFA funded project be executed on EPC mode by the EPIL with its consortium partner M/s LKS as University under already existing MoU/contract between EPIL & CUJ. However the following additional conditions be put as addendum in the original contract between EPIL & CUJ.

- a) All the Bank Guarantees pertaining to the HEFA funded projects irrespective of the source agency shall remain physically, legally and financially under the control of Finance Wing of CUJ.
- b) No time over run whatsoever shall be accepted unless justified by abnormal circumstances beyond the control of CUJ or EPIL like natural disasters, indefinite shutdown, strikes etc.
- c) No cost overrun/expenditure/inclusion of alternate/substitute item/additional works etc will be accepted at any time.
- d) All the projects shall be executed on EPC mode as per GOI Rules & Manuals. PMC M/s EPIL to re-confirm survey of site related to HEFA funded projects.
- e) PMC M/s EPIL to certify that all the drawings submitted by M/s Sikka Associates must be as per the site conditions.”
- f) M/s EPIL, the PMC of University, will be permitted to execute the work by granting EoT for 24 months in two phases of one year each. Extension of EoT after 01 year will depend upon the performance of the PMC. 02 year EoT will be followed by EoT for DLP as applicable as per GOI Orders/Rules.

Item No. BC -19 / 05

To put up before the committee the payment issues pertaining to PMC, Architect & contractor/sub-contractor as under M/s EPIL contract for deliberations and recommendation

1. The Committee resolved to constitute a sub-committee for the payment issues pertaining to PMC, Architect & contractor/sub-contractor of M/s EPIL contract.
2. The sub-committee shall comprise of following members:
 - a) Sh. Ashok Mahajan, Chief Architect, J&K
 - b) Sh. Kiran Wattal, Retd. JMC Commissioner, Jammu
 - c) Sh. Mohit Mahajan, Executive Engineer, JMC, Central
 - d) Mohd. Iqbal, I/c Finance Officer, CUJ
 - e) Sh. Vishal Bargotra, Executive Engineer CUJ
3. The first meeting of the sub-committee shall be held on 10th March, 2020 tentatively at Jammu Club and the committee shall submit its report within 10 working days and not later than 25th March, 2020.



Item No. BC -19 / 06

To put up before the committee reconfirmation of Extra items of ISRO project by Building Committee

The details of the various extra items and deviation in items Due to site investigations and conditions during the execution of SDCSS were put before the building committee as detailed below :-

S.No	Description	Cost (in Rs.)
1.	Excavation and back filling for foundation/plinth	12,92,583.00
2	RCC work for additional length of footings	3,57,855.00
3	RCC work for Lining wall	11,87,394.00
4	Retaining wall(Changed specification)	63,61,038.00
5	Earth work for site development (extra work)	507653.00
	Total	Rs. 97,06,523/-

This is also to intimate members that with reference to extra item for Excavation and back filling for foundation/plinth of amount Rs.12,92,583 /-, there is existing item of Excavation and backfilling in BOQ having a total amount of Rs. 2,52,794/-. Regarding Extra item of RCC Retaining wall of Rs. 63.61,038.00/-, there is already an item for construction of Rubble Masonry Retaining wall in BOQ having total amount Rs. 27,13,218/-.

So, Net extra financial implication for SDCSS project is **Rs.67,40,511/-**.

The Committee acknowledged the reconfirmation of Extra Items of ISRO Project amounting to **Rs.97,06,523/-** and members of committee endorsed it .

Item No. BC -19 / 07

To put up before the committee the allotment of DRDO funded project for establishing Kalam Center of Science & Technology at CUJ. Funds for the KCST project to be released to CUJ before 31st March 2020.

The committee recommended allotting the DRDO funded project for establishing Kalam Center of Science & Technology at CUJ to already employed PMC M/s EPIL to save time in execution of project.

It was also brought in the knowledge of members of BC that Initial expenditure for its planning and other services will be borne by University and later on it will be reimbursed by DRDO.

Meanwhile, it was also suggested by Committee members that as the timeline of completion of project is 11 months so, it is required to expedite the preliminary engineering works and start the project as soon as possible.

The committee deliberated on the issue of expedient, timely and efficacious execution of DRDO funded project of Kalam Centre for Science and Technology (KCST) at CUJ.

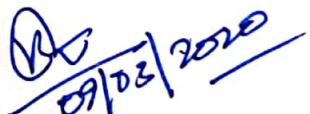
It was also recommended by Committee members that as KCST is prestigious project, so M/s EPIL must take care of fact that no time overrun and cost overrun (escalation/additional/substitute item) will be accepted under any circumstance.

The Vetting of plan options of KCST were done by Sh. Ashok Kumar Mahajan (Chief Architect, J&K) and his suggestions were also incorporated in the final drawings of KCST which was send to DRDO for approval. All the committee members acknowledged the efforts of Sh. Ashok Kumar Mahajan (Chief Architect, J&K) and appreciated it.

The committee resolved that "DRDO funded project be executed by the EPIL on EPC mode as duly appointed PMC of University. All the conditions including addendum to be incorporated in the EoT of EPIL from hereafter, shall be strictly abiding/adhered by the EPIL in respect of DRDO project also."

Besides the listed items in agenda above following were also discussed and decision given by the Building Committee.

- i. The Committee suggested that M/S Sikka should provide the drawings related to the ongoing projects with prior timeline and should strictly follow the timeline without any delay in providing the drawings.
- ii. The Committee suggested that M/s Sikka should give a Schedule of pending drawings of all ongoing projects of CUJ with its date of submissions on Monday i.e 09/03/2020.
- iii. It was suggested that vetting of Structural drawings should be done from IIT Jammu.
- iv. The Drawings provided by the Consultant M/s Sikka for ongoing projects and HEFA related projects should confirm to the site conditions and the same should be certified from M/s Sikka.
- v. The committee suggested that the every bill must be disposed off from Engineering Wings within time period of twelve workings days of University from the date of receiving bill from PMC. For any delay after time period of twelve workings days, Engineering Wings should have a proper justification.


(Er. Vishal Bargartra)
Executive Engineer

No: CUJ/W/2016-17/117/731-50

Dated: 09/03/2020