



# जम्मू केंद्रीय 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 13<sup>th</sup> Building Committee for development of Central University of Jammu held on 08/03/2018 at Bagla

The 13<sup>th</sup> 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 8<sup>th</sup> of March 2018 from 12.30 P.M onwards in the Conference Hall of university at Bagla.

The following were present:

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|----------------------------|--|
| 1. Prof. Ashok Aima        | Vice Chancellor and Chairperson                                |
| 2. Prof. Mehraj-Ud-Din Mir | Vice Chancellor, Central University of Kashmir                 |
| 3. Prof. Devanand          | HoD, Department of Computer Science & IT                       |
| 4. Sh. V.K Pant            | Chief Architect, Architect Organization, J&K                   |
| 5. Prof. Lokesh Verma      | Academic Coordinator, CUJ                                      |
| 6. Prof. N. K Tripathi     | HoD, Department of Animal Sciences & Wildlife                  |
| 7. Sh. Kiran Wattal        | Retd. JMC Commissioner, Jammu                                  |
| 8. Sh. Sanjeev Kumar Gupta | HoD, Deptt. of Civil Engineering, GCET, Jammu                  |
| 9. Sh. Sudhir Gupta        | Retd. Superintending Engineer, PDD                             |
| 10. Er. Ashok Kapoor       | Retd. Superintending Engineer, JDA Jammu as Special Invitee    |
| 11. Er. Vinod Sharma       | Retd. Executive Engineer, PHE as Special Invitee               |
| 12. Dr. Ravi Kumar         | Registrar, CUJ, Member Secretary                               |
| 13. Sh. Mohammed Iqbal     | I/c Finance Officer, CUJ                                       |
| 14. Smt. Shafla Parihar    | Deputy Registrar, Goods & Services Wing, CUJ                   |
| 15. Sh. Mohit Mahajan      | Executive Engineer, CUJ  |
| 16. Sh. R.S Garg           | Executive Engineer, Div-I, CPWD                                |
| 17. Sh. R.K Garg           | Assistant Executive Engineer, Div-I, CPWD                      |
| 18. Sh. S.R Sikka          | M/s Sikka Associates Architects                                |
| 19. Sh. Inderjeet Arora    | GM, Electrical, M/S EPIL                                       |
| 20. Sh. Harish Kumar       | GM & Project Head, EPIL as Special Invitee                     |
| 21. Sh. Amardeep Singh     | Asstt. Project Manager, LKS India Pvt. Ltd. as Special Invitee |

At the outset, the Vice Chancellor welcomed all the members of the Building Committee and thereafter, the Executive Engineer, CUJ took over and gave detailed brief of the progress and status of various works. After that, the Agenda Items were taken up as under :

**1. Item No. BC -13 / 01**

**Confirmation of the Minutes of the 12<sup>th</sup> Meeting of the Building Committee held on 13<sup>th</sup> Nov, 2017 at Committee Room of the Temporary Academic Block at Sainik Colony, Jammu**

**Resolved to confirm the minutes of the 12<sup>th</sup> Meeting of the Building Committee.**

**2. Item No. BC -13 / 02**

**To Place before the Building Committee the Action Taken Report on the decision of the 12<sup>th</sup> Meeting of the Building Committee held on 13<sup>th</sup> Nov' 2017.**

During deliberations on Item No. 4 pertaining to the Boundary wall, Sh. Kiran Wattal, member enquired about the cost of the proposed boundary wall. The Executive Engineer informed that the cost estimation is being worked out by M/s Sikka Associates Architects and Sh. S.R Sikka present in the meeting assured to provide the estimate in 10 days.

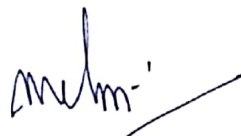
**Resolved to confirm the Action Taken Report on the decision of the 12<sup>th</sup> Meeting of the Building Committee held on 13<sup>th</sup> Nov' 2017.**

**3. Item No. BC -13 / 03**

**To consider report about the development of the Campus since 12<sup>th</sup> Meeting of the Building Committee held on 13<sup>th</sup> Nov' 2017 in the Committee Room of the Temporary Academic Block at Sainik Colony, Jammu**

- i. The Executive Engineer informed that CUJ is intending to vacate the TAB at Sainik Colony by 31<sup>st</sup> of May 2018 and shift the remaining departments to Bagla for which, space in the Administrative cum Academic Building has been created by shifting the Finance, Administration and Examination wings to the Guest House comprising of 24 rooms which shall save rent of Rs. 12,74,400/- per month for CUJ.

The members were appreciative of the efforts of the CUJ administration and suggested for taking all necessary steps in this direction expeditiously.



- ii. The XEn also informed that with the completion of CWRS, EWS-1 & 2, the CUJ now have a water storage capacity of nearly 26.88 Lakh litres which is sufficient to cater to the water requirement of the university.
- iii. Regarding, the ongoing work of construction of 02 hostels by CPWD, the Vice Chancellor expressed his concern for delay in completion of these buildings. The XEn/CPWD informed that after initial hiccups, the work in both the hostels is now going-on smoothly but there can be a further slippage of one month in completion of Boys Hostel which shall be now be completed by 30<sup>th</sup> of April 2018 and the Girls Hostel original site of which was changed to the present location by the then Executive Engineer, CUJ Sh. R.P Gupta, shall now be completed by 31<sup>st</sup> of December 2018.
- iv. The XEn apprised that the approval of Master Layout Plan of the University for building permission by the Statutory Bodies is long pending. Sh. Harish, Project Manager, M/s EPIL assured for taking early needful action in the matter.
- v. The Executive engineer further apprised the members that the PMC M/s EPIL have terminated the contract of M/s Anil Kumar & Co. (AKC), contractor for the execution of external electrification works and the part balance works are being put to tenders by the PMC at the risk and cost of M/s AKC.

The Vice Chancellor shared with the members his deep concern regarding the cable worth Rs. 7.61 Cr. lying dumped at site un-used and emphasized that the PMC has to own this liability and in this context, M/s EPIL's management has been urged during meeting held on 28/02/2018 at Bagla to make all out efforts for maximum utilization of this cable in the work.

The General Manager, Electrical of M/s EPIL Sh. Inderjeet Arora informed that the details of laying the dumped cable have been worked-out and nearly 6.00 KMs linear length of cable can be utilized and balance nearly 77.50 KM cable length cannot be used for the time being till adequate work fronts are available.

He also informed that mere laying the cable in trenches without infrastructure/concerned buildings in-place shall be a wasteful expenditure as the buried cables shall be vulnerable to getting damaged due to wear & tear and shall also absorb moisture which shall have a bearing on the life of the cable which was endorsed by Sh. Sudhir Gupta.



Resolved as under that :

- a) M/s EPIL should explore possibility to reach out to various State/Central Government departments/Private users for purchase of these cables at current market rates.
- b) The soundness of these cables shall be got examined/re-tested by M/s EPIL through the respective manufacturers/third party.
- c) The un-used cables be secured and stored by EPIL in the manner so as to meet the storage requirements defined by the manufacturer under a safe, proper, covered shed with lock and key arrangement in order to save the cables from adverse weathering effect/damages/theft.
- d) ESS-2 be also included in the tenders for the balance work of ESS-1 and Compact Sub-station (3nos.) to be invited at the risk and cost of M/s AKC.
- e) The long pending approval of the Master Layout Plan of the University for building permission by the Statutory Bodies shall be expedited by EPIL without further delay and Sh. Harish, Project Manager, M/s EPIL assured for taking early needful action in the matter.

**4. Item No. BC -13 / 04**

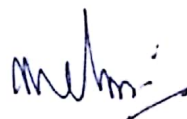
To place before the Building Committee for approval of getting the newly sanctioned civil works executed through Government PSUs/Govt. Department.

A. The XEn, CUJ intimated the committee that due to sustained and persistent efforts of the Vice Chancellor, the Standing Committee of the UGC has sanctioned 04 major works for the university which includes:

1. Basic & Applied Sciences Building, 2. School of Education Building which shall be funded by the MHRD under PMMMNTT Scheme, 3. Boundary wall and 4. Kendriya Vidyalaya with total projects costing Rs. 157.24 crores.

All the committee members in one voice lauded and commended the efforts of the Vice Chancellor and recommended to put on record the appreciation of the Building Committee for the Vice Chancellor, CUJ for getting these projects sanctioned by the Standing Committee.

B. The Vice Chancellor humbly accepted the appreciation of the committee and further informed that as the university is still in the infancy stage



and the complete infrastructure proposed in Phase-1 is yet to come-up, therefore, in the absence of basic amenities/facilities including a Shopping Complex, Sports infrastructure and other recreational facilities, the administration does not envisage the faculty members shifting to Bagla with family in near future. Thus, there is no immediate requirement of a Kendriya Vidyalaya at the moment and therefore, its construction can be deferred for the time being and instead, other important works which shall be useful for the students recreation activities and also for equitable growth of the university, can be taken-up within the sanctioned amount, which was endorsed by the committee.

In this context, the Vice Chancellor listed out the following works for construction:

1. Sports Stadium/Play Ground with approach road.

The XEn, CUJ informed that instead of designated road No. 4 which has been shown in the Master Plan as approach road to the play ground having length of nearly 680 Mtrs & involving huge construction expenditure by way of substantial earth filling, an alternate road taking-off from RD-1150 to 1200 of Road No. 3 and meeting Road No. 5 between RD- 1500 to 1550 can be constructed which shall have a tentative length of nearly 80 to 100 Mtrs and thus, considerable savings in expenditure can be achieved.

The committee also took note of the suggestion of Sh. Watal that the sports ground should have proper drainage system for exit of the catchment run-off.

2. Meeting the balance funds of Rs. 1.50 Cr. out of the total estimated cost of Rs. 7.00 Cr. for construction of School of Education which is being funded by the MHRD under the scheme PMMMNTT to the tune of Rs. 5.50 Cr.

3. Construction of School of Business Studies

4. Taking-up adequate measures for protection of the exposed reinforcement steel of the abandoned & incomplete work of 36 Qtrs. of Associate/Assistant Professors

With regard to the mode of execution of works, it was decided to constitute a sub-committee comprising of the following members which shall explore various options available and work out the modalities for execution of these sanctioned works:

i. Sh. V.K Pant, Chief Architect, J&K

Chairman



- |      |   |                  |
|------|---|------------------|
| ii.  | Sh. Sanjeev Gupta, HoD, Civil Engineering,<br>GCET                    | Member           |
| iii. | Sh. Des Raj, Superintending Engineer, PW(R&B),<br>Jammu-Kathua Circle | Member           |
| iv.  | Sh. Mohd. Iqbal, I/c Finance Officer, CUJ                             | Member           |
| v.   | Sh. Mohit Mahajan, Executive Engineer, CUJ                            | Member Secretary |

The committee shall also deliberate and consider any other works which are necessary for the smooth functioning of the university and which shall cater to its future requirements, as well. The committee shall put up the recommendations before the Building Committee for further decision.

Sh. Kiran Wattal suggested to include J&K Housing Board in the list of PSUs from whom the cost offers shall be invited.

C. The Vice Chancellor informed in the meeting that the Islamia Technical University, Srinagar have installed solar panels on the roof-tops which are made available on subsidized rates by the GoI so as to save on the power consumption and put up the similar proposal for CUJ for installing solar panels on roof tops and development of Solar Park in main campus at Bagla.

**Resolved to confirm the proposals at B & C above.**

**5. Item No. BC -13 / 05**

**To place before the Building Committee the authentication of the payment made till date to M/s EPIL & M/s Sikka Associates Architects.**

- i. The Executive Engineer informed the committee the need to bring this item on the agenda for discussion in view of the observations of the team of Central Vigilance Commission, New Delhi headed by the Chief Technical Examiner who had during it's visit to CUJ in the m/o October 2017 enquired about the procedure adopted by CUJ for processing the payment bills of the PMC and observed that payments have to be made as per actual work done.
- ii. The XEn also explained the procedure adopted by the CUJ while processing the bills of the consultants.
- iii. Sh. S.R Sikka present in the meeting informed that M/s Sikka Associates Architects have rendered services to CUJ for complete Phase-I as such, his firm is eligible for payment on the work done amount of Rs. 1049.72 crores. Similar were the views of Sh. Harish Kumar of M/s EPIL.



Resolved that CUJ shall to ensure that the payments already made/yet to made should strictly be in accordance with the provisions of the agreement conditions of both M/s EPIL and M/s Sikka Associates Architects and as per the actual work done by the respective consultants.

**6. Item No. BC -13 / 06**

**To place before the Building Committee for Opinion on the issue "whether or not the Service Tax is payable to M/s Sikka Architect Associates in addition to the professional fee."**

- i. The Executive Engineer, CUJ informed that the Service Tax was being deducted from the Architect's bill and read out before the committee the terms and conditions of Clause 7.1 of the agreement which states that *"Total Professional fee to be paid to the Architect shall be 1.44% of the actual cost of the project inclusive of all taxes except service tax. The service tax shall be paid to the Architect on the Architectural Fees as per the prevailing rate."*
- ii. The Executive Engineer, CUJ further informed that the in-house Finance wing of CUJ has also opined that the erstwhile Service Tax and now the GST has to be paid to the architect by the CUJ in addition to the professional fee.

**Resolved that the opinion of finance wing be implemented and accordingly, while computing Total Professional Fee of M/s Sikka Architect, CUJ shall add the Service Tax (now GST) in his professional fee and the same being the government levy is to be deducted from Total Professional Fee so computed and be deposited with the concerned government authority by CUJ. However, any disputes or issue of payment made on account of admissibility of GST by CUJ and comes to the notice of CUJ at a later stage, shall be resolved within the paradigms of applicability of such provisions in J&K State.**

**7. Item No. BC -13 / 07**

**To decide regarding decision of M/s EPIL for reduction in the interest rate on Mobilization Advance paid by CUJ to the executing agencies (contractors) through EPIL**

- i. The Executive Engineer, CUJ explained the committee that the BoD of M/s EPIL in its 244<sup>th</sup> meeting decided to implement the RBI directive (which came into effect from 1st July 2010) regarding reduction in the



interest rate on the Mobilization Advance released by CUJ in favour of the contractors through M/s EPIL as under:

*“Adoption of SBI base rate + 2% subject to minimum of 12% interest per annum instead of, SBI PLR (Prime Lending Rate) + 2% (as per contract conditions). Adoption of system mentioned at S. No 1 above prospectively in those cases where Mobilization Advance has already been provided by CUJ on or before 31.12.2015.”*


- ii. The XEn also read out the Contractual provisions of the contract agreements entered between M/s EPIL and the executing agencies M/s Anil Kumar & Co, M/s SEW Infrastructure Pvt. Ltd. and M/s NCC Ltd., for the works to be executed in CUJ campus, which states that the interest to be charged on Mobilization Advance is @ SBI PLR (Prime Lending Rate) +2%.
- iii. The committee was of the opinion that since the contracts of three agencies M/s NCC Ltd., M/s SEW Infra Ltd. and M/s Anil Kumar & Co. came into existence in year 2013-14 Post-issuance of the said directive of RBI and therefore, the directions of RBI shall have no bearing on the interest rate.
- iv. The committee also stated that there can be no modifications in the conditions/clauses stipulated in the respective contract agreements after those have been mutually signed by both the parties i.e M/s EPIL & the respective contractors and also that the respective contractors had quoted the rates at the time of bidding considering the rate of interest on the mobilization advance as stipulated in the contract conditions.

**Resolved that the rate of interest on the mobilization advance shall remain unchanged as SBI PLR (Prime Lending Rate) +2%.**

#### **8. Item No. BC -13 / 08**

**To place before the Building Committee for Opinion on the issue of submission of renewed/revalidated Performance Bank Guarantees by EPIL**

- i. The Executive Engineer explained to the committee that consequent to the engagement of M/s EPIL as the Project Management Consultant of CUJ for the development of the Campus of Central University, the said PMC submitted two Bank Guarantees as Performance security each of amount. Rs. 1,30,50,000/- and Rs. 68,00,000/- (total value = Rs. 1.985 Cr.) @ 5% of the fee of 3.78% payable to PMC by CUJ on Rs. 1049.72 Cr (total contract value) in terms of Clause 21 of the agreement entered on





20.05.2013. These BGs were valid upto 27.03.2017 and 30.06.2017 respectively.

- ii. Now, the PMC submitted the renewed BGs for an amount of Rs. 0.81 Cr. @ 5% of 3.78% of Rs. 430.17 Cr.
- iii. The Project Manger of M/s EPIL put forth the argument that since the PMC was allowed to award works for Rs. 430.17 Crores only and out of this, the works to the tune of Rs. 132.17 Cr. were put on low priority thus, further reducing the value of works to Rs. 298.00 Cr from Rs. 430.17 Cr. (Rs. 430.17 Cr. -132.17 Cr.), therefore, based on this analogy, the PMC submitted the renewed Bank Guarantees for Rs. 0.81 Cr. which is 5% of Rs. 430.17 Cr.

**Resolved that this issue be also deliberated and decided by the sub-committee constituted vide Agenda Item No. BC -13/04. Sh. Harish Kumar, Project Manager, M/s EPIL shall be the Special Invitee. The sub-committee shall put up the recommendations before the Building Committee for taking further decision in the matter.**

**9. Item No. BC -13 / 09**

**To place before the Building Committee for Opinion as to whether or not the Service Tax is payable to M/s EPIL in addition to the professional fee and then deducted from the bill**

- i. The Xen, CUJ informed that while processing the fee bills of M/s EPIL, the CUJ has been deducting the Service Tax as per the prevailing rates from the bill and depositing the same with the concerned department.
- ii. The Project manager, M/s EPIL stated that this is being opposed by the PMC on the plea that the services provided by the PMC came under the ambit of payment of GST by virtue of introduction of Entry no: 26 of J&K GST Act 1962 notification of which was issued vide SRO 142 of J&K Govt. dated: 28.03.2013 (applicable from 01.04.2013). But since the said Entry no: 26 was introduced subsequent to the last date of receipt of tenders and allotment of contract was made by CUJ on 11/02/2013, therefore, M/s EPIL is not liable to bear the service tax in light of Clause No: 7.2.2 of the agreement dated 20.05.2013 entered between CUJ and EPIL.
- iii. The committee was further informed by the Executive Engineer, that two senior advocates Sh. Tushar Mehta and Sh. D.C Raina have given their opinion that the PMC is not liable to bear the service tax out of its professional fee and this component has to be borne by the CUJ.



- iv. The I/c Finance Officer when asked by the Vice Chancellor also endorsed the opinion of the two advocates and stated that the service tax in the instant case is the liability of CUJ to bear.

Resolved that the opinion of the two advocates as also of the I/c Finance officer, CUJ be implemented and accordingly, while computing Total PMC Fee of M/s EPIL, CUJ shall add the Service Tax (now GST) in their fee and the same being the government levy is to be deducted from the Total PMC Fee so computed and be deposited with the concerned government authority by CUJ.

However, any disputes or over payment made on account of admissibility of GST by CUJ and comes to the notice of CUJ at a later stage, shall be resolved within the paradigms of applicability of such provisions in J&K State.

**10. Item No. BC -13 / 10**

To place before the Building Committee the proposal for approval for the construction of 100 bedded Hospital of Yoga & Naturopathy for Central University of Jammu by the Ministry of AYUSH, Govt. of India

Resolved to approve the proposal.


**Supplementary Agenda Item No. BC -13 / SA-01:**

To include 5 Acres of land for proposed Kendriya Vidyalaya Sangathan infrastructure and 10 Acres of land for proposed 100 bedded hospital of Yoga and Naturopathy in the Master Layout Plan of the university

Resolved to approve the proposal.

The meeting was concluded with vote of thanks to the chair.

This issues with the approval of Competent Authority.

  
(Er. Mohit Mahajan)  
Executive Engineer

No: CUJ/W/2018-19/117/2015-35

Dated: 20/03/2018